

COMMON COUNCIL MEETING AGENDA

MONDAY, FEBRUARY 4, 2019 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

1. **CALL TO ORDER**
2. **AGENDA APPROVAL**
3. **INVOCATION**
4. **PLEDGE OF ALLEGIANCE**
5. **RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS**
 - a. Retiring Firefighter/Engineer Ken Brant
6. **RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL**
7. **COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS**
8. **CONSENT AGENDA**
 - a. **Approval of Minutes**
 1. January 7, 2019 Regular Meeting
 2. January 23, 2019 Special Meeting
 - b. **Claims**
 1. Payroll
 2. General Claims \$2,445,654.87
 3. Retirement
 4. Wire Transfers
9. **ACTION ON MAYORAL VETOES**
10. **COMMITTEE REPORTS**
 - a. Finance, Utilities and Rules Committee
 - b. Land Use and Special Studies Committee
 - c. All reports designated by the Chair to qualify for placement under this category.
11. **OTHER REPORTS – (at the first meeting of the month specified below):**
 - a. **Carmel Redevelopment Commission (Monthly)**

- b. Carmel Historic Preservation Commission (Quarterly – January, April, July, October)
- c. Audit Committee (Bi-annual – May, October)
- d. Redevelopment Authority (Bi-annual – April, October)
- e. Carmel Cable and Telecommunications Commission (Bi-annual – April, October)
- f. Economic Development Commission (Bi-annual – February, August)
- g. **Library Board (Annual – February)**
- h. Ethics Board (Annual – February)
- i. Public Art Committee (Annual – August)
- j. **Parks Department (Quarterly – February, May, August, November)**
- k. **Hamilton County Leadership Academy**
- l. All reports designated by the Chair to qualify for placement under this category.

12. OLD BUSINESS

- a. **Fourth Reading of Ordinance D-2448-18**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 6, Article 5, Division VIII, Section 6-158 of the Carmel City Code; Sponsor: Councilor Carter. **Sent to the Land Use and Special Studies Committee (1/30/19 Meeting Date).**

Synopsis:

Ordinance clarifies the regulation of noise within the City of Carmel.

- b. **Third Reading of Ordinance Z-638-18**; An Ordinance of the Common Council of the City of Carmel, Indiana, Rezoning 6.16 acres at SE Corner of North Illinois Street and 111th Street From S2 (Residential) to the MC (Meridian Corridor) District; Sponsor: Councilor Campbell. **Sent to the Land Use and Special Studies Committee (1/30/19 Meeting Date).**

Synopsis:

This ordinance rezones approximately 6.16 acres to the MC (Meridian Corridor) district. The site is currently zoned S2 (Residential). It is located on the southeast corner of North Illinois Street and 111th Street.

- c. **Third Reading of Ordinance D-2450-18**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Sections 8-47 and 8-48 to Chapter 8, Article 5 of the Carmel City Code; Sponsor: Councilor Worrell. **Remains in the Finance, Utilities and Rules Committee.**

Synopsis:

Regulating parking in certain “reserved” parking spaces located in City parking garages.

- d. **Resolution CC-12-17-18-04**: A Resolution of the Common Council of the City of Carmel, Indiana, Amending the Contract With the Carmel Professional Firefighters Association; Sponsor(s): Councilor(s) Rider, Campbell, Finkam, Green, Carter, Worrell and Kimball. **Returning from the Finance, Utilities and Rules Committee.**

Synopsis:

Approves the contract between the City of Carmel and the Carmel Professional Firefighters Association that will be effective from January 1, 2019 through December 31, 2020.

- e. **Third Reading of Ordinance D-2451-18**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 1, Division III, Section 2-13 of the Carmel City Code; Sponsor(s): Councilor(s) Finkam and Worrell. **Returning from the Finance, Utilities and Rules Committee**

Synopsis:

Amends the City's Capital Asset policy to reflect updated accounting and financial reporting standards.

- f. **Resolution CC-01-07-19-01**: A Resolution of the Common Council of the City of Carmel, Indiana, Recognizing Additions to the Historic Contributing Buildings Survey as Recommended by the Carmel Historic Preservation Commission; Sponsor: Councilor Carter. **Tabled**

Synopsis:

Approves the addition of certain properties to the Carmel/Clay Township Historic Properties Survey as recommended by the Carmel Historic Preservation Commission.

13. PUBLIC HEARINGS

- a. **First Reading of Ordinance Z-639-18**; An Ordinance of the Common Council of the City of Carmel, Indiana, Establishing the 2724 E 136th St. Planned Unit Development District; Sponsor: Councilor Campbell.

Synopsis:

Ordinance establishes the 2724 E 136th Street Planned Unit Development District Ordinance, Ordinance Number Z-639-18 which shall be referred to as the 2724 E 136th Street PUD Ordinance Number Z-639-18 (the "2724 E 136th Street PUD Ordinance").

- b. **First Reading of Ordinance Z-640-18**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending a Variety of Standards, Procedures, and Definitions in the Unified Development Ordinance; Sponsor: Councilor Campbell.

Synopsis:

This ordinance amends the standards for Fences, Bufferyards, Parking, Bicycle Parking, General Yard Standards and Waivers of Development Standards; amends Article 9: Processes and Article 11: Definitions; and corrects a variety of errors and omissions from the conversion to the UDO format.

14. NEW BUSINESS

- a. **Resolution CC-02-04-19-01**: A Resolution of the Common Council of the City of Carmel, Indiana, Approving a Transfer of Funds From the 2019 Mayor's Office Budget Into the 2019 Department of Administration Budget; Sponsor(s): Councilor(s) Carter, Finkam and Rider.

Synopsis:

Transfers \$1,700 from the Internet Line Charges line item in the 2019 Mayor's Office Budget into the Cable Services line item within the 2019 Department of Administration Budget.

- b. **First Reading of Ordinance D-2454-19**; An Ordinance of the Common Council of the City of Carmel, Indiana, Amending Chapter 6, Article 5, Division II, Section 6-88(a) of the Carmel City Code; Sponsor: Councilor Green.

Synopsis:

Excludes two types of milkweed from the definition of Weeds within the Carmel City Code.

15. **AGENDA ADD-ON ITEMS**

16. **OTHER BUSINESS**

- a. **2018 Encumbrances in 2019 - \$13,293,760.59 (Acknowledgement Only)**

17. **ANNOUNCEMENTS**

18. **EXECUTION OF DOCUMENTS**

19. **ADJOURNMENT**

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COMMON COUNCIL MEETING MINUTES

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MONDAY, JANUARY 7, 2019 – 6:00 P.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

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MEETING CALLED TO ORDER

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Council President Jeff Worrell; Council Members: Laura Campbell, Ronald E. Carter, Anthony Green, Sue Finkam, H. Bruce Kimball, Kevin D. Rider and Deputy Clerk Jacob Quinn were present.

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Council President Worrell called the meeting to order at 6:05 p.m.

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AGENDA APPROVAL

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Approved by consent.

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INVOCATION

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Pastor Gary Vaughn, Harvest Bible Chapel North, delivered the Invocation.

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Councilor Carter led the Pledge of Allegiance.

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RECOGNITION OF CITY EMPLOYEES AND OUTSTANDING CITIZENS

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Chief James Barlow introduced the new officers joining the Carmel Police Department.

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RECOGNITION OF PERSONS WHO WISH TO ADDRESS THE COUNCIL

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There were none.

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COUNCIL AND MAYORAL COMMENTS/OBSERVATIONS

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Councilor Kimball congratulated the Carmel Christkindlmarkt on a successful season.

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Council President Worrell announced that Councilor Green would be chairing the Land Use Committee and Councilor Finkam would be chairing the Finance Committee.

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CONSENT AGENDA

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Councilor Rider moved to approve the consent agenda. Councilor Kimball seconded. There was no Council discussion. Council President Worrell called for the vote. The motion was approved 7-0.

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a. **Approval of Minutes**

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1. December 17, 2018 Regular Meeting
 2. December 31, 2018 Special Meeting

49 b. **Claims**

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51 1. Payroll \$2,728,175.66
52 2. General Claims \$1,680,342.54
53 3. Retirement \$99,214.33
54 4. Wire Transfers

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56 **ACTION ON MAYORAL VETOES**

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58 There were none.

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60 **COMMITTEE REPORTS**

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62 Councilor Finkam reported that the Finance, Utilities and Rules Committee had not met.

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64 Councilor Green reported that the Land Use and Special Studies Committee had not met.

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66 **OTHER REPORTS – (at the first meeting of the month specified below):**

67
68 Henry Mestetsky, Executive Director of the Carmel Redevelopment Commission, gave the monthly
69 report.

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71 Sam Burgess presented the quarterly Carmel Historic Preservation Commission report to Council.

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73 **OLD BUSINESS**

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75 Councilor President Worrell announced the **Third Reading of Ordinance D-2446-18**; An Ordinance of
76 the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 4, Section 2-102 of the
77 Carmel City Code. Jon Oberlander, Assistant Corporation Counsel, presented findings to Council.
78 Councilor Rider moved to approve Ordinance D-2446-18. Councilor Carter seconded. There was no
79 Council discussion. Council President Worrell called for the vote. **Ordinance D-2446-18** was approved
80 6-1 (Green opposed).

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82 Councilor President Worrell announced the **Third Reading of Ordinance D-2448-18**; An Ordinance of
83 the Common Council of the City of Carmel, Indiana, Amending Chapter 6, Article 5, Division VIII,
84 Section 6-158 of the Carmel City Code; Sponsor: Councilor Carter. Item remains in the Land Use and
85 Special Studies Committee.

86
87 Councilor President Worrell announced the **Second Reading of Ordinance Z-638-18**; An Ordinance of
88 the Common Council of the City of Carmel, Indiana, Rezoning 6.16 acres at SE Corner of North Illinois
89 Street and 111th Street From S2 (Residential) to the MC (Meridian Corridor) District; Sponsor: Councilor
90 Campbell. Item remains in the Land Use and Special Studies Committee.

91
92 Councilor President Worrell announced the **Second Reading of Ordinance D-2450-18**; An Ordinance of
93 the Common Council of the City of Carmel, Indiana, Amending Sections 8-47 and 8-48 to Chapter 8,
94 Article 5 of the Carmel City Code; Sponsor: Councilor Worrell. Item remains in the Finance, Utilities and
95 Rules Committee.

96
97 Councilor President Worrell announced **Resolution CC-12-17-18-04**: A Resolution of the Common
98 Council of the City of Carmel, Indiana, Amending the Contract With the Carmel Professional Firefighters
99 Association; Sponsor(s): Councilor(s) Rider, Campbell, Finkam, Green, Carter, Worrell and Kimball.
100 Item remains in the Finance, Utilities and Rules Committee.

101
102 Councilor President Worrell announced the **Second Reading of Ordinance D-2451-18**; An Ordinance of
103 the Common Council of the City of Carmel, Indiana, Amending Chapter 2, Article 1, Division III, Section
104 2-13 of the Carmel City Code; Sponsor(s): Councilor(s) Finkam and Worrell. Item remains in the
105 Finance, Utilities and Rules Committee

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107 **PUBLIC HEARINGS**

108
109 There were none.

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111 **NEW BUSINESS**

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113 Councilor President Worrell announced **Resolution CC-01-07-19-01**: A Resolution of the Common
114 Council of the City of Carmel, Indiana, Recognizing Additions to the Historic Contributing Buildings
115 Survey as Recommended by the Carmel Historic Preservation Commission. Councilor Rider moved to
116 introduce the item into business. Councilor Finkam seconded. Sam Burgess presented the item to Council.
117 There was extensive Council discussion about how these properties were identified. Councilor Finkam
118 moved to table the item. Councilor Carter seconded. There was no Council discussion. Councilor Worrell
119 called for the vote. The motion passed 7-0.

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121 **AGENDA ADD-ON ITEMS**

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123 There were none.

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125 **OTHER BUSINESS**

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127 **ANNOUNCEMENTS**

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129 There were none.

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131 **EXECUTION OF DOCUMENT**

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133 **ADJOURNMENT**

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135 Council President Worrell adjourned the meeting at 6:44 p.m.

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137 Respectfully submitted,

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141 _____
142 Clerk-Treasurer Christine S. Pauley

143 Approved,

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148 Jeff Worrell, Council President

149 **ATTEST:**

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152 Christine S. Pauley, Clerk-Treasurer

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COMMON COUNCIL SPECIAL MEETING MINUTES

Wednesday, January 23, 2019 – 8:00 A.M.
COUNCIL CHAMBERS/CITY HALL/ONE CIVIC SQUARE

MEMBERS PRESENT

Council President Jeff Worrell; Council Members: Kevin D. Rider, H. Bruce Kimball, Ronald E. Carter, Laura Campbell, and Deputy-Clerk Jacob Quinn were present.

Councilors Anthony Green and Sue Finkam were not in attendance.

Council President Worrell called the meeting to order at 8:00 a.m.

CLAIMS

Councilor Rider moved to approve General Claims in the amount of \$8,203,034.95. Councilor Carter seconded. There was no Council discussion. Council President Worrell called for the vote. Claims were approved 5-0.

Councilor Rider moved to approve Payroll in the amount of \$2,708,143.20. Councilor Campbell seconded. There was no Council discussion. Council President Worrell called for the vote. Payroll was approved 5-0.

Councilor Rider moved to acknowledge Wire Transfers in the amount of \$25,648,243.02. Councilor Carter seconded. There was no Council discussion. Council President Worrell called for the vote. Wire Transfers were acknowledged 5-0.

ADJOURNMENT

Council President Worrell adjourned the meeting at 8:02 a.m.

Respectfully submitted,

Clerk-Treasurer Christine S. Pauley

Approved,

Jeff Worrell, President

ATTEST:

Christine S. Pauley, Clerk-Treasurer

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 1
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VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CARMEL CLAY SCHOOLS-FUEL	334707	01/25/19	LP GAS-2017E	2201-R4231100 101086	29.90	
CARMEL CLAY SCHOOLS-FUEL	334707	01/25/19	DIESEL FUEL-2017E	2201-R4231300 101087	5,656.81	
CARMEL CLAY SCHOOLS-FUEL	334707	01/25/19	GASOLINE-2017E	2201-R4231400 101088	4,619.67	
CARMEL CLAY SCHOOLS-FUEL	334707	01/25/19	GASOLINE	2200-4231400	249.32	
						10,555.70
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	1125-4348500	165.24	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	110-4348500	13.06	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	1125-4348500	168.98	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	1125-4348500	103.07	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	1125-4348500	84.00	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	1091-4348500	3,226.54	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	2201-4348500	41.45	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	2201-4348500	84.72	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	2201-4348500	731.13	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	1208-4348500	1,037.91	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	1120-4348500	99.29	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	1120-4348500	98.43	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	1120-4348500	589.39	
CARMEL UTILITIES	334708	01/25/19	WATER & SEWER	1801-4348500	337.44	
						6,780.65
CBTS	334709	01/25/19	TELEPHONE LINE CHARGES	1125-4344000	146.45	
CBTS	334709	01/25/19	TELEPHONE LINE CHARGES	1091-4344000	292.94	
						439.39
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1125-4348000	785.83	
DUKE ENERGY	334712	01/25/19	24403307013	651-5023990	257.00	
DUKE ENERGY	334712	01/25/19	42303301016	651-5023990	308.69	
DUKE ENERGY	334712	01/25/19	04403685025	651-5023990	292.23	
DUKE ENERGY	334712	01/25/19	85903300014	651-5023990	227.82	
DUKE ENERGY	334712	01/25/19	28303303016	651-5023990	24.33	
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1120-4348000	1,808.41	
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1120-4348000	2,217.15	
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1206-4348000	1,483.92	
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1206-4348000	3,454.80	
DUKE ENERGY	334712	01/25/19	78103704013	2201-4348000	65.88	
DUKE ENERGY	334712	01/25/19	91303727014	2201-4348000	105.57	
DUKE ENERGY	334712	01/25/19	17603890019	2201-4348000	85.52	
DUKE ENERGY	334712	01/25/19	78803869013	2201-4348000	64.34	
DUKE ENERGY	334712	01/25/19	67403639025	2201-4348000	91.64	
DUKE ENERGY	334712	01/25/19	78203692012	2201-4348000	76.92	
DUKE ENERGY	334712	01/25/19	98203692013	2201-4348000	54.70	
DUKE ENERGY	334712	01/25/19	64303893014	2201-4348000	66.11	
DUKE ENERGY	334712	01/25/19	38903883011	2201-4348000	248.91	
DUKE ENERGY	334712	01/25/19	55503864010	2201-4348000	42.44	
DUKE ENERGY	334712	01/25/19	78903909012	2201-4348000	19.68	
DUKE ENERGY	334712	01/25/19	80103890016	2201-4348000	270.05	
DUKE ENERGY	334712	01/25/19	88203889016	2201-4348000	125.31	
DUKE ENERGY	334712	01/25/19	16403752014	2201-4348000	9.01	
DUKE ENERGY	334712	01/25/19	35803909014	2201-4348000	9.13	
DUKE ENERGY	334712	01/25/19	36603914010	2201-4348000	48.41	
DUKE ENERGY	334712	01/25/19	37003750010	2201-4348000	92.56	
DUKE ENERGY	334712	01/25/19	58003685010	2201-4348000	30.00	
DUKE ENERGY	334712	01/25/19	70903701011	2201-4348000	73.86	
DUKE ENERGY	334712	01/25/19	02003895010	2201-4348000	94.30	
DUKE ENERGY	334712	01/25/19	52903721014	2201-4348000	83.92	
DUKE ENERGY	334712	01/25/19	65703862017	2201-4348000	190.87	
DUKE ENERGY	334712	01/25/19	87703684015	2201-4348000	17.61	
DUKE ENERGY	334712	01/25/19	52803914010	2201-4348000	37.05	
DUKE ENERGY	334712	01/25/19	30103694023	2201-4348000	58.39	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 2
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
DUKE ENERGY	334712	01/25/19	64503695012	2201-4348000	17.38	
DUKE ENERGY	334712	01/25/19	76903672036	601-5023990	64.90	
DUKE ENERGY	334712	01/25/19	80303658037	601-5023990	35.05	
DUKE ENERGY	334712	01/25/19	76903672036	651-5023990	64.90	
DUKE ENERGY	334712	01/25/19	80303658037	651-5023990	35.05	
DUKE ENERGY	334712	01/25/19	14903270021	1207-4348000	312.21	
DUKE ENERGY	334712	01/25/19	37703914013	1207-4348000	769.20	
DUKE ENERGY	334712	01/25/19	35703905011	1207-4348000	649.56	
DUKE ENERGY	334712	01/25/19	04903270026	1207-4348000	145.85	
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1205-4348000	170.68	
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1205-4348000	23.94	
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1205-4348000	9.01	
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1205-4348000	517.81	
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1205-4348000	9.01	
DUKE ENERGY	334712	01/25/19	ELECTRICITY	1205-4348000	4,156.46	
						19,903.37
DUKE ENERGY	334713	01/25/19	OTHER EXPENSES	601-5023990	16,805.73	
DUKE ENERGY	334713	01/25/19	OTHER EXPENSES	601-5023990	7,807.43	
DUKE ENERGY	334713	01/25/19	OTHER EXPENSES	601-5023990	24,405.51	
						49,018.67
DUKE ENERGY	334714	01/25/19	ELECTRICITY	2201-4348000	15,807.75	
DUKE ENERGY	334714	01/25/19	ELECTRICITY	1206-4348000	903.05	
						16,710.80
IPL	334715	01/25/19	OTHER EXPENSES	651-5023990	24,726.68	
IPL	334715	01/25/19	OTHER EXPENSES	601-5023990	28,443.29	
IPL	334715	01/25/19	OTHER EXPENSES	601-5023990	13,801.81	
						66,971.78
VECTREN ENERGY	334716	01/25/19	0260025581657312134	2201-4349000	190.91	
VECTREN ENERGY	334716	01/25/19	0260025581657312205	2201-4349000	713.32	
VECTREN ENERGY	334716	01/25/19	0260025581657312152	2201-4349000	626.09	
VECTREN ENERGY	334716	01/25/19	0260025581658779726	1206-4349000	47.09	
VECTREN ENERGY	334716	01/25/19	0260038568352887814	651-5023990	3,711.42	
VECTREN ENERGY	334716	01/25/19	0262059300050108832	1207-4349000	266.54	
VECTREN ENERGY	334716	01/25/19	0262017220055889065	1125-4349000	935.23	
						6,490.60
VERIZON WIRELESS	334717	01/25/19	CELLULAR PHONE FEES	1207-4344100	121.86	
						121.86
ACE-PAK PRODUCTS INC	334718	01/25/19	OTHER MAINT SUPPLIES	1093-4238900	377.31	
ACE-PAK PRODUCTS INC	334718	01/25/19	PARK CLEANING SUPPLIES	1125-4238900	442.71	
				52308		820.02
ADP INC	334719	01/25/19	OTHER PROFESSIONAL FEES	1125-4341999	270.00	
ADP INC	334719	01/25/19	OTHER PROFESSIONAL FEES	1081-4341999	911.25	
ADP INC	334719	01/25/19	OTHER PROFESSIONAL FEES	1091-4341999	1,541.25	
						2,722.50
AMERICAN RED CROSS-HLTH &	334720	01/25/19	OTHER FEES & LICENSES	1096-4358300	266.00	
						266.00
ARAB TERMITE & PEST CONTR	334721	01/25/19	BUILDING REPAIRS & MAINT	1093-4350100	78.00	
						78.00
KAYLA ARNOLD	334722	01/25/19	FESTIVAL/COMMUNITY EVENTS	923-4359003	400.00	
						400.00
A T & T	334723	01/25/19	INTERNET LINE CHARGES	1207-4344200	80.63	
						80.63
BGI FITNESS	334724	01/25/19	EQUIPMENT REPAIRS & MAINT	1096-4350000	115.00	
						115.00
B S N SPORTS	334725	01/25/19	GENERAL PROGRAM SUPPLIES	1092-4239039	88.00	
						88.00
BENEFIT PLANNING CONSULTA	334726	01/25/19	OTHER EXPENSES	301-5023990	525.30	
						525.30

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 3
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
BLUEPAY PROCESSING, LLC	334727	01/25/19	OTHER PROFESSIONAL FEES	1081-4341999	8,382.84	
						8,382.84
BRIGHT HOUSE NETWORKS	334728	01/25/19	074668101011019	1115-4350900	124.98	
BRIGHT HOUSE NETWORKS	334728	01/25/19	OTHER RENTAL & LEASES	1115-4353099	409.80	
						534.78
BROADCAST MUSIC, INC	334729	01/25/19	OTHER FEES & LICENSES	1091-4358300	856.00	
						856.00
BRENDAN BUEHRE	334730	01/25/19	EXTERNAL TRAINING TRAVEL	911-4343002	496.00	
						496.00
JUMPBUNCH	334731	01/25/19	GENERAL PROGRAM SUPPLIES	1081-4239039	220.00	
						220.00
CAPITAL ONE COMMERCIAL	334732	01/25/19	6004300400131923	1125-4235000	134.83	
CAPITAL ONE COMMERCIAL	334732	01/25/19	AUTO REPAIR & MAINTENANCE	1093-4351000	19.98	
						154.81
CARMEL DRIVE SELF-STORAGE	334733	01/25/19	SPECIAL PROJECTS	1081-4359000	117.50	
CARMEL DRIVE SELF-STORAGE	334733	01/25/19	OTHER CONT SERVICES	1091-4350900	117.50	
						235.00
CARRIER CORP	334734	01/25/19	BUILDING REPAIRS & MAINT	1093-4350100	1,450.00	
CARRIER CORP	334734	01/25/19	BUILDING REPAIRS & MAINT	1093-4350100	1,655.69	
						3,105.69
GARY CARTER	334735	01/25/19	OTHER FEES & LICENSES	1120-4358300	15.00	
						15.00
CAROLYN ELIZABETH CASE	334736	01/25/19	OTHER CONT SERVICES	1125-4350900	210.00	
CAROLYN ELIZABETH CASE	334736	01/25/19	MARKETING & PROMOTIONS	1082-4341991	262.50	
						472.50
CORVUS JANITORIAL OF INDI	334737	01/25/19	CLEANING SERVICES	110-4350600	352.00	
CORVUS JANITORIAL OF INDI	334737	01/25/19	CLEANING SERVICES	1093-4350600	8,400.00	
CORVUS JANITORIAL OF INDI	334737	01/25/19	CLEANING SERVICES	1093-4350600	9,685.00	
CORVUS JANITORIAL OF INDI	334737	01/25/19	2019 WEEKLY AO CLEANING	1125-4350600 52290	340.00	
						18,777.00
JOHN DUFFY	334738	01/25/19	OTHER EXPENSES	601-5023990	298.50	
JOHN DUFFY	334738	01/25/19	OTHER EXPENSES	651-5023990	298.50	
						597.00
CRYSTAL EDMONDSON	334739	01/25/19	EXTERNAL INSTRUCT FEES	2201-4357004	239.40	
						239.40
ENVIRONMENTAL LABORATORIE	334740	01/25/19	OTHER CONT SERVICES	1094-4350900	50.00	
						50.00
FUN EXPRESS	334741	01/25/19	GENERAL PROGRAM SUPPLIES	1081-4239039	188.31	
FUN EXPRESS	334741	01/25/19	GENERAL PROGRAM SUPPLIES	1081-4239039	24.78	
FUN EXPRESS	334741	01/25/19	GENERAL PROGRAM SUPPLIES	1081-4239039	55.68	
						268.77
GRAINGER	334743	01/25/19	OTHER MAINT SUPPLIES	1093-4238900	92.01	
GRAINGER	334743	01/25/19	SMALL TOOLS & MINOR EQUIP	1093-4238000	129.68	
GRAINGER	334743	01/25/19	OTHER MAINT SUPPLIES	1093-4238900	55.14	
GRAINGER	334743	01/25/19	OTHER MISCELLANEOUS	1093-4239099	65.04	
GRAINGER	334743	01/25/19	BUILDING REPAIRS & MAINT	1093-4350100	67.40	
GRAINGER	334743	01/25/19	EQUIPMENT REPAIRS & MAINT	1093-4350000	22.82	
						432.09
HP PRODUCTS	334744	01/25/19	OTHER MAINT SUPPLIES	1096-4238900	1,125.80	
						1,125.80
DAVID HABOUSH	334745	01/25/19	PROMOTIONAL FUNDS	1120-4355100	367.50	
						367.50
MICHELLE HARRINGTON	334746	01/25/19	OTHER EXPENSES	851-5023990	23.94	
MICHELLE HARRINGTON	334746	01/25/19	OTHER EXPENSES	851-5023990	23.49	
MICHELLE HARRINGTON	334746	01/25/19	OTHER EXPENSES	851-5023990	23.94	
MICHELLE HARRINGTON	334746	01/25/19	ORGANIZATION & MEMBER DUE	1120-4355300	170.00	
						241.37
MICHAEL HOLLIBAUGH	334747	01/25/19	EXTERNAL TRAINING FEES	1192-4357002	70.00	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 4
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
MICHAEL HOLLIBAUGH	334747	01/25/19	TRAVEL FEES & EXPENSES	1192-4343001	15.00	
						85.00
HPG INTERNATIONAL LLC	334748	01/25/19	OTHER PROFESSIONAL FEES	902-4341900	12,980.00	
HPG INTERNATIONAL LLC	334748	01/25/19	OTHER PROFESSIONAL FEES	902-4341900	248.61	
HPG INTERNATIONAL LLC	334748	01/25/19	OTHER PROFESSIONAL FEES	902-4341900	6,490.00	
HPG INTERNATIONAL LLC	334748	01/25/19	OTHER PROFESSIONAL FEES	902-4341900	6,490.00	
HPG INTERNATIONAL LLC	334748	01/25/19	OTHER PROFESSIONAL FEES	902-4341900	74.89	
HPG INTERNATIONAL LLC	334748	01/25/19	OTHER PROFESSIONAL FEES	902-4341900	6,490.00	
						32,773.50
HYLANT GROUP	334749	01/25/19	GENERAL INSURANCE	1125-4347500	14,991.00	
HYLANT GROUP	334749	01/25/19	GENERAL INSURANCE	1091-4347500	66,089.00	
						81,080.00
INDIANA DEPT OF ENVIRONME	334750	01/25/19	OTHER FEES & LICENSES	1125-4358300	100.00	
INDIANA DEPT OF ENVIRONME	334750	01/25/19	OTHER FEES & LICENSES	1125-4358300	100.00	
						200.00
INDIANA DEPT OF HOMELAND	334751	01/25/19	843351-10222018	1120-4358300	120.00	
						120.00
INDIANA PARK & RECREATION	334752	01/25/19	2019 AGENCY MEMBER DUES	1125-4355300 52346	439.00	
						439.00
JACK LAURIE GROUP	334753	01/25/19	BUILDING MATERIAL	1093-4235000	1,472.00	
						1,472.00
RANDY JOHNSON	334754	01/25/19	EXTERNAL TRAINING TRAVEL	2201-4343002	25.00	
						25.00
JUSTIN BRANDT	334755	01/25/19	OTHER EXPENSES	601-5023990	35.00	
						35.00
KAREN TAYLOR	334756	01/25/19	OFFICE SUPPLIES	1701-4230200	38.07	
						38.07
MICHAEL KLITZING	334757	01/25/19	TRAVEL FEES & EXPENSES	1125-4343000	470.82	
						470.82
MICHAEL LEE	334758	01/25/19	OTHER CONT SERVICES	1801-4350900	225.00	
						225.00
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	54.73	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	29.88	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	25.17	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	260.75	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	116.61	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	215.16	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	45.59	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	78.25	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	207.77	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	277.90	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	165.31	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	253.26	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	133.67	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	118.89	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	74.28	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	48.69	
LENNAR	334759	01/25/19	OTHER EXPENSES	601-5023990	126.28	
						2,232.19
THE LIFE GUARD STORE INC	334760	01/25/19	SAFETY SUPPLIES	1094-4239012	563.00	
						563.00
MARICELA MAYHUGH	334761	01/25/19	REFUNDS AWARDS & INDEMITY	1096-4358400	52.00	
						52.00
TERESE MCANINCH	334762	01/25/19	CELLULAR PHONE FEES	1091-4344100	25.00	
						25.00
MEDIA FACTORY	334763	01/25/19	STATIONARY & PRNTD MATERL	1125-4230100	40.00	
MEDIA FACTORY	334763	01/25/19	OTHER MISCELLANEOUS	1093-4239099	60.00	
						100.00

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 5
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
MILLENNIUM CONTRACTORS LL	334764	01/25/19	CARMICHAEL SITE UTILITIES	902-4460805 102563	97,583.39	97,583.39
MOE'S SOUTHWEST GRILL	334765	01/25/19	GENERAL PROGRAM SUPPLIES	1081-4239039	148.84	148.84
NATIONAL RECREATION & PAR	334766	01/25/19	OTHER PROFESSIONAL FEES	1125-4341999	89.00	89.00
NEW YORK-NEW YORK HOTEL &	334767	01/25/19	EXTERNAL TRAINING TRAVEL	2201-4343002	600.91	600.91
ON RAMP INDIANA INC	334768	01/25/19	INFO SYS MAINT/CONTRACTS	1125-4341955	509.66	
ON RAMP INDIANA INC	334768	01/25/19	INFO SYS MAINT/CONTRACTS	1081-4341955	509.67	
ON RAMP INDIANA INC	334768	01/25/19	INFO SYS MAINT/CONTRACTS	1091-4341955	509.67	
ON RAMP INDIANA INC	334768	01/25/19	2019 MONTHLY MAINTENANCE	1125-4341955 52265	569.95	2,098.95
SCOTT OSBORNE	334769	01/25/19	REPAIR PARTS	1120-4237000	297.26	297.26
PROS CONSULTING, INC	334770	01/25/19	CONSULTING FEES	1091-4340400	6,125.00	6,125.00
REPUBLIC WASTE SERVICES O	334771	01/25/19	307610058847	651-5023990	585.59	585.59
AIMEE RICH	334772	01/25/19	TRAVEL FEES & EXPENSES	1081-4343000	186.00	186.00
RL TURNER CORP	334773	01/25/19	CARMICHAEL BLDG CONCRETE	902-4460805 102564	336,758.12	336,758.12
RPM PIZZA MIDWEST LLC	334774	01/25/19	GENERAL PROGRAM SUPPLIES	1081-4239039	44.50	44.50
DAVID RUTTI	334775	01/25/19	CELLULAR PHONE FEES	1192-4344100	99.99	99.99
MICHAEL SHEEKS	334776	01/25/19	CELLULAR PHONE FEES	1192-4344100	96.59	96.59
SPEAR CORPORATION	334778	01/25/19	REPAIR PARTS	1094-4237000	476.00	
SPEAR CORPORATION	334778	01/25/19	OTHER MAINT SUPPLIES	1094-4238900	1,936.76	2,412.76
BRIGHT HOUSE NETWORKS	334779	01/25/19	TELEPHONE LINE CHARGES	1120-4344000	1,009.80	1,009.80
STAPLES BUSINESS ADVANTAG	334780	01/25/19	OFFICE SUPPLIES	1091-4230200	28.39	
STAPLES BUSINESS ADVANTAG	334780	01/25/19	AO OFFICE SUPPLIES	1125-4230200 52294	352.14	380.53
SEAN SUTTON	334781	01/25/19	PROMOTIONAL FUNDS	1120-4355100	95.36	119.36
SEAN SUTTON	334781	01/25/19	PROMOTIONAL FUNDS	1120-4355100	24.00	
TOSHIBA FINANCIAL SERVICE	334782	01/25/19	OTHER RENTAL & LEASES	2201-4353099	106.12	106.12
TOUCH 'N GO COLLISION CEN	334783	01/25/19	AUTO REPAIR	1192-R4351000 102316	1,807.09	1,807.09
VERMEER OF INDIANA INC	334784	01/25/19	GARAGE & MOTOR SUPPIES	1125-4232100	78.39	78.39
VINE & BRANCH INC	334785	01/25/19	TREE REMOVAL 96TH/HINSHAW	1125-R4350400 52052	6,590.00	6,590.00
LYNETTE WANG	334786	01/25/19	ORGANIZATION & MEMBER DUE	1120-4355300	160.00	160.00
ZOGICS LLC	334788	01/25/19	OTHER MAINT SUPPLIES	1096-4238900	1,481.35	1,481.35
FRANK ABERCROMBIE	334789	01/25/19	OTHER EXPENSES	601-5023990	104.27	104.27
JOHN ABRAMS	334790	01/25/19	OTHER EXPENSES	601-5023990	97.47	97.47
AMERICAN HEARTLAND	334791	01/25/19	OTHER EXPENSES	601-5023990	29.44	29.44

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 6
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
AMES TRADE LLC	334792	01/25/19	OTHER EXPENSES	601-5023990	5.57	5.57
JACK ANDRZEJAK	334793	01/25/19	OTHER EXPENSES	601-5023990	14.49	14.49
BIRKSHIRE HATHAWAY HOME S	334794	01/25/19	OTHER EXPENSES	601-5023990	137.81	137.81
ROBERT BYERS	334795	01/25/19	OTHER EXPENSES	601-5023990	93.00	93.00
ROGER CHRISTENSON	334796	01/25/19	OTHER EXPENSES	601-5023990	90.86	90.86
TIFFANY DEAN	334797	01/25/19	OTHER EXPENSES	601-5023990	105.91	105.91
HARSIMAR DHALIWAL	334798	01/25/19	OTHER EXPENSES	601-5023990	16.23	16.23
JANET FAHRNOW	334799	01/25/19	OTHER EXPENSES	601-5023990	79.92	79.92
THOMAS & KELLY FLEMING	334800	01/25/19	OTHER EXPENSES	601-5023990	98.25	98.25
ROBERT HENTHORN	334801	01/25/19	OTHER EXPENSES	601-5023990	38.97	38.97
JANE HERNDON	334802	01/25/19	OTHER EXPENSES	601-5023990	79.72	79.72
DONALD HERRING	334803	01/25/19	OTHER EXPENSES	601-5023990	124.62	124.62
HOMEWOOD SUITES CARMEL	334804	01/25/19	OTHER EXPENSES	601-5023990	1,321.65	1,321.65
JOHN & DEBORAH HOSELTON	334805	01/25/19	OTHER EXPENSES	601-5023990	16.92	16.92
JAMES IRSAY	334806	01/25/19	OTHER EXPENSES	601-5023990	129.02	129.02
JAMES STREETER	334807	01/25/19	OTHER EXPENSES	601-5023990	49.49	49.49
JOHN A CLINTON	334808	01/25/19	OTHER EXPENSES	601-5023990	27.12	27.12
MATTHEW KREEGER	334809	01/25/19	OTHER EXPENSES	601-5023990	43.87	43.87
LOREE KAISER-FLORES	334810	01/25/19	OTHER EXPENSES	601-5023990	31.70	31.70
DAVID MCGUIRE	334811	01/25/19	OTHER EXPENSES	601-5023990	59.00	59.00
DIANNE MCKINLEY	334812	01/25/19	OTHER EXPENSES	601-5023990	38.45	38.45
ONYX & EAST CONSTRUCTION	334813	01/25/19	OTHER EXPENSES	601-5023990	23.90	23.90
BEVERLY OSWALD	334814	01/25/19	OTHER EXPENSES	601-5023990	51.61	51.61
SARAH C PACIFIC	334815	01/25/19	OTHER EXPENSES	601-5023990	22.85	22.85
MICHELE PARKER	334816	01/25/19	OTHER EXPENSES	601-5023990	61.38	61.38
PROGRESSIVE CAR INS CO #2	334817	01/25/19	OTHER EXPENSES	601-5023990	137.76	137.76
PULTE GROUP 1050	334818	01/25/19	OTHER EXPENSES	601-5023990	23.90	
PULTE GROUP 1050	334818	01/25/19	OTHER EXPENSES	601-5023990	983.33	1,007.23
RYAN HOMES	334819	01/25/19	OTHER EXPENSES	601-5023990	23.90	
RYAN HOMES	334819	01/25/19	OTHER EXPENSES	601-5023990	143.62	167.52

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 7
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
PAUL SHOOPMAN HOME BLDR	334820	01/25/19	OTHER EXPENSES	601-5023990	21.27	
STEVE SMITHERMAN	334821	01/25/19	OTHER EXPENSES	601-5023990	5.57	21.27
JAMES SMOCK	334822	01/25/19	OTHER EXPENSES	601-5023990	7.75	5.57
KATHLEEN ST LOUIS	334823	01/25/19	OTHER EXPENSES	601-5023990	51.09	7.75
TREEHOUSE INVESTMENTS LLC	334824	01/25/19	OTHER EXPENSES	601-5023990	5.41	51.09
DAN WALTER	334825	01/25/19	OTHER EXPENSES	601-5023990	38.97	5.41
BRENT BELL	334826	01/25/19	OTHER EXPENSES	601-5023990	5.41	38.97
DREES PREMIER HOMES	334827	01/25/19	OTHER EXPENSES	601-5023990	23.90	5.41
OLD TOWN DESIGN GROUP	334828	01/25/19	OTHER EXPENSES	601-5023990	38.97	23.90
JAMES R PONTIUS	334829	01/25/19	OTHER EXPENSES	601-5023990	67.87	38.97
REMAX PROPERTY MGMT	334830	01/25/19	OTHER EXPENSES	601-5023990	38.97	67.87
MICHAEL SHOUP	334831	01/25/19	OTHER EXPENSES	601-5023990	37.20	38.97
AAA EXTERMINATING INC	334832	01/25/19	BUILDING REPAIRS & MAINT	1205-4350100	85.00	37.20
ACE-PAK PRODUCTS INC	334833	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	18.95	85.00
ADVANCE AUTO PARTS	334834	01/25/19	8665901479256	651-5023990	85.66	18.95
ADVANCE AUTO PARTS	334834	01/25/19	8665901579274	651-5023990	114.72	
ADVANCED TURF SOLUTIONS I	334835	01/25/19	CHEMICALS	1207-4350400	34595	512.00
ADVANCED TURF SOLUTIONS I	334835	01/25/19	CHEMICALS	1207-4350400	34595	439.20
ADVANCED TURF SOLUTIONS I	334835	01/25/19	CHEMICALS	1207-4350400	34595	3,653.00
ADVANCED TURF SOLUTIONS I	334835	01/25/19	CHEMICALS	1207-4350400	34595	3,686.00
ADVANCED TURF SOLUTIONS I	334835	01/25/19	CHEMICALS	1207-4350400	34595	14,866.00
ALRO STEEL CORPORATION	334836	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	2,859.16	23,156.20
AMAZON CAPITAL SERVICES	334837	01/25/19	1FYRJC3FDKVM	1110-4239099	33.95	2,859.16
AMAZON CAPITAL SERVICES	334837	01/25/19	1LRLYJPCTDN6	1110-4469000	213.24	
AMAZON CAPITAL SERVICES	334837	01/25/19	1RDMHYPT4VPR	1110-4239099	13.99	
AMAZON CAPITAL SERVICES	334838	01/25/19	14F3CF77VKD4	1120-4230200	27.64	261.18
AMAZON CAPITAL SERVICES	334838	01/25/19	1J4QVNPVX3V	1120-4230200	14.44	
AMAZON CAPITAL SERVICES	334838	01/25/19	1J4QVNPVX3V	102-4463000	276.92	
AMAZON CAPITAL SERVICES	334838	01/25/19	1J4QVNPVX3V	102-4463201	369.00	
AMAZON CAPITAL SERVICES	334838	01/25/19	1NFWJYWJ6N7K	1120-4230200	55.86	
AMAZON CAPITAL SERVICES	334838	01/25/19	1K39HV3GNDDX	1120-4239012	44.74	
AMAZON CAPITAL SERVICES	334838	01/25/19	1FJ3HX4CXNPP	1120-4230200	85.99	
AMAZON CAPITAL SERVICES	334838	01/25/19	1GDH3NRRNHX3	102-4239011	93.64	
AMAZON CAPITAL SERVICES	334838	01/25/19	1XPXJMY1TV6N	1120-4237000	37.44	
AMAZON CAPITAL SERVICES	334838	01/25/19	1Y4QCFYMTXTN	1120-4237000	21.06	
AMAZON CAPITAL SERVICES	334839	01/25/19	11GHQ7XDJWVL	1110-4230200	102538	1,026.73
AMAZON CAPITAL SERVICES	334840	01/25/19	1D3QM7N91JQ6	1701-4463000	47.86	332.13
AMAZON CAPITAL SERVICES	334840	01/25/19	1YCXMHQNM6XQ	1701-4230200	65.98	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 8
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
AMAZON CAPITAL SERVICES	334841	01/25/19	MISC DEPT SUPPLIES	1192-R4355100	102390	46.00	113.84
AMAZON CAPITAL SERVICES	334842	01/25/19	HARDWARE	2201-4463201		29.99	46.00
AMERICAN EAGLE EQUIPMENT	334843	01/25/19	OTHER EXPENSES	651-5023990		330.00	29.99
AMERICAN LEGAL PUBLISHING	334844	01/25/19	OTHER EXPENSES	651-5023990		50.00	330.00
AMERICAN LEGAL PUBLISHING	334844	01/25/19	REFERENCE MANUALS	1110-4239002		50.00	
AMERICAN LEGAL PUBLISHING	334844	01/25/19	SUBSCRIPTIONS	1120-4355200		50.00	150.00
AMERICAN WATER WORKS ASSO	334845	01/25/19	OTHER EXPENSES	601-5023990		3,866.00	3,866.00
ARAB TERMITE & PEST CONTR	334846	01/25/19	OTHER CONT SERVICES	1120-4350900		30.00	
ARAB TERMITE & PEST CONTR	334846	01/25/19	OTHER CONT SERVICES	1120-4350900		60.00	
ARAB TERMITE & PEST CONTR	334846	01/25/19	OTHER CONT SERVICES	1120-4350900		60.00	
ARAB TERMITE & PEST CONTR	334846	01/25/19	OTHER CONT SERVICES	1120-4350900		30.00	
ARAB TERMITE & PEST CONTR	334846	01/25/19	OTHER CONT SERVICES	1120-4350900		46.00	226.00
ARC ACQUISITION US INC	334847	01/25/19	CAMERA DOME COVER	1115-4237000	102458	208.38	208.38
ARMOUR FIRE PROTECTION	334848	01/25/19	OTHER EXPENSES	601-5023990		75.40	
ARMOUR FIRE PROTECTION	334848	01/25/19	OTHER EXPENSES	601-5023990		11.50	86.90
ARTISTIC HOLIDAY DESIGNS	334849	01/25/19	ECONOMIC DEVELOPMENT	1203-4359300		5,935.21	5,935.21
ARTISTS DEVELOPMENT COMPA	334850	01/25/19	2019 BOOKINGS/PERFORMANCE	1203-4359300	102474	1,000.00	1,000.00
ARTISTS DEVELOPMENT COMPA	334851	01/25/19	2019 BOOKINGS/PERFORMANCE	1203-4359300	102474	500.00	500.00
ASCENSION ST VINCENT PUBL	334852	01/25/19	MEDICAL EXAM FEES	1120-4340701		479.48	
ASCENSION ST VINCENT PUBL	334852	01/25/19	MEDICAL EXAM FEES	1110-4340701		576.38	1,055.86
APCO INTERNATIONAL, INC	334853	01/25/19	ORGANIZATION & MEMBER DUE	1115-4355300		92.00	92.00
AUTOGLASSSNOW LLC	334854	01/25/19	OTHER EXPENSES	601-5023990		205.00	205.00
AUTOMATIC IRRIGATION SUPP	334855	01/25/19	2019 SERVICE PLAN	1207-4350900	34592	3,072.00	3,072.00
AUTOZONE INC	334856	01/25/19	OTHER EXPENSES	601-5023990		53.82	
AUTOZONE INC	334856	01/25/19	OTHER EXPENSES	601-5023990		95.99	
AUTOZONE INC	334856	01/25/19	OTHER EXPENSES	601-5023990		5.98	155.79
B L ANDERSON CO.	334857	01/25/19	OTHER EXPENSES	651-5023990		78.00	78.00
BEAVER RESEARCH COMPANY	334858	01/25/19	OTHER EXPENSES	601-5023990		249.18	249.18
BOUND TREE MEDICAL LLC	334859	01/25/19	SPECIAL DEPT SUPPLIES	102-4239011		987.49	987.49
BRENNTAG MID SOUTH INC	334860	01/25/19	OTHER EXPENSES	601-5023990		417.55	
BRENNTAG MID SOUTH INC	334860	01/25/19	OTHER EXPENSES	601-5023990		513.40	
BRENNTAG MID SOUTH INC	334860	01/25/19	OTHER EXPENSES	601-5023990		1,239.70	2,170.65
BROWNELLS INC	334861	01/25/19	VTAC TACTICS EQUIP	1110-R4467003	102391	40.00	40.00
BURTNER ELECTRIC & LIGHTI	334862	01/25/19	BUILDING REPAIRS & MAINT	1120-4350100		469.97	469.97
C T W ELECTRICAL CO, INC	334863	01/25/19	REPAIR PARTS	2201-4237000		116.58	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 9
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
C. L. COONROD & COMPANY	334864	01/25/19	PROFESSIONAL ACCOUNTING	1160-4340303	102500	14,357.00	116.58
CARDIAC SCIENCE CORP	334865	01/25/19	EQUIPMENT REPAIRS/MAINTEN	1205-4350000	102508	329.00	14,357.00
CARGILL INC SALT DIVISION	334866	01/25/19	SALT	2201-R4236500	102147	44,617.07	329.00
CARGILL INC SALT DIVISION	334866	01/25/19	SALT	2201-R4236500	102147	32,580.39	
CARGILL INC SALT DIVISION	334866	01/25/19	SALT	2201-R4236500	102147	11,245.79	
CARGILL INC-SALT DIVISION	334867	01/25/19	OTHER EXPENSES	601-5023990		2,648.37	88,443.25
CARGILL INC-SALT DIVISION	334867	01/25/19	OTHER EXPENSES	601-5023990		2,662.23	
CARGILL INC-SALT DIVISION	334867	01/25/19	OTHER EXPENSES	601-5023990		2,703.83	
CARGILL INC-SALT DIVISION	334867	01/25/19	OTHER EXPENSES	601-5023990		2,637.70	
CARGILL INC-SALT DIVISION	334867	01/25/19	OTHER EXPENSES	601-5023990		2,667.57	
CARGILL INC-SALT DIVISION	334867	01/25/19	OTHER EXPENSES	601-5023990		2,685.70	
CARGILL INC-SALT DIVISION	334867	01/25/19	OTHER EXPENSES	601-5023990		2,638.77	
CARGILL INC-SALT DIVISION	334867	01/25/19	OTHER EXPENSES	601-5023990		2,655.83	
CARGILL INC-SALT DIVISION	334867	01/25/19	OTHER EXPENSES	601-5023990		2,545.62	23,845.62
CARMEL CITY CENTER LLC	334868	01/25/19	GARAGE MAINTENANCE	1206-4350900	102485	32,461.59	
CARMEL CITY CENTER LLC	334868	01/25/19	PROMOTIONAL ADVERTISING	1203-R4346500	101433	5,000.00	
CARMEL CITY CENTER LLC	334868	01/25/19	PROMOTIONAL ADVERTISING	1203-R4346500	101433	1,365.00	
CARMEL CITY CENTER LLC	334868	01/25/19	PROMOTIONAL ADVERTISING	1203-R4346500	101433	2,258.00	41,084.59
CARMEL OTS LLC	334869	01/25/19	OTHER CONT SERVICES	1208-4350900		2,769.17	2,769.17
CARMEL TROPHIES PLUS LLC	334870	01/25/19	OTHER CONT SERVICES	1120-4350900		60.00	
CARMEL TROPHIES PLUS LLC	334870	01/25/19	OTHER CONT SERVICES	1120-4350900		31.00	91.00
CARMEL WELDING & SUPP INC	334871	01/25/19	OIL	1120-4231500		202.34	202.34
CENTER FOR THE PERFORMING	334872	01/25/19	OTHER CONT SERVICES	1208-4350900		60,769.15	60,769.15
CERAMICA INC	334873	01/25/19	VETERANS BRICKS	854-4359034		47.10	47.10
CERES SOLUTIONS	334874	01/25/19	DIESEL FUEL	2201-4231300		360.20	
CERES SOLUTIONS	334874	01/25/19	GARAGE & MOTOR SUPPIES	2201-4232100		596.25	956.45
CINTAS CORPORATION #18	334875	01/25/19	LAUNDRY SERVICE	2201-4356501		142.11	
CINTAS CORPORATION #18	334875	01/25/19	LAUNDRY SERVICE	2201-4356501		428.79	570.90
CIRCLE BUSINESS EQUIPMENT	334876	01/25/19	OTHER CONT SERVICES	1120-4350900		289.00	289.00
CITY OF WESTFIELD	334877	01/25/19	OTHER EXPENSES	252-5023990		245.70	245.70
COLLECTIVE PUBLISHING, LL	334878	01/25/19	1YR ADVERTISING CARMEL MO	1203-R4346500	101484	990.00	990.00
CORE & MAIN	334879	01/25/19	OTHER EXPENSES	651-5023990		42.00	42.00
COSTAR REALTY INFORMATION	334880	01/25/19	OTHER EXPENSES	651-5023990		1,036.27	
COSTAR REALTY INFORMATION	334880	01/25/19	OTHER EXPENSES	651-5023990		861.56	1,897.83
CROSSROAD ENGINEERS, PC	334881	01/25/19	OTHER EXPENSES	601-5023990		1,664.12	
CROSSROAD ENGINEERS, PC	334881	01/25/19	OTHER EXPENSES	651-5023990		677.50	
CROSSROAD ENGINEERS, PC	334881	01/25/19	OTHER EXPENSES	601-5023990		1,130.00	
CROSSROAD ENGINEERS, PC	334881	01/25/19	OTHER EXPENSES	601-5023990		2,178.60	
CROSSROAD ENGINEERS, PC	334881	01/25/19	OTHER EXPENSES	601-5023990		12,326.12	
CROSSROAD ENGINEERS, PC	334881	01/25/19	OTHER EXPENSES	651-5023990		10,486.80	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 10
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
CROSSROAD ENGINEERS, PC	334881	01/25/19	2016 ON CALL ENG-2017E	2200-R4340100	33753	6,510.00	
CROSSROAD ENGINEERS, PC	334881	01/25/19	2016 ON CALL PLAN-2017E	2200-R4340100	33451	6,690.00	
CROSSROAD ENGINEERS, PC	334881	01/25/19	INDOT LPA CONSTRUC INSPEC	203-R4350900	101752	378.85	
CROSSROAD ENGINEERS, PC	334881	01/25/19	INDOT LPA CONSTRUC INSPEC	900-R4359042	101752	1,515.40	
							43,557.39
CURRENT PUBLISHING	334882	01/25/19	LEGAL NOTICES-2017E	1192-R4345500	101097	19.85	
CURRENT PUBLISHING	334882	01/25/19	CURRENT ADVERTISING	1203-R4359300	101515	3,295.00	
CURRENT PUBLISHING	334882	01/25/19	CURRENT ADVERTISING	1203-R4359003	101515	1,575.00	
							4,889.85
OFFICE KEEPERS	334883	01/25/19	OTHER CONT SERVICES	1120-4350900		950.00	
							950.00
DAN MCFEELY COMMUNICATION	334884	01/25/19	ECON CONCLUTING SERVICES	1203-4359300	102514	9,166.00	
DAN MCFEELY COMMUNICATION	334884	01/25/19	SUBSCRIPTIONS	1203-4355200		30.00	
							9,196.00
DELL MARKETING LP	334885	01/25/19	OTHER EXPENSES	652-5023990		359.54	
DELL MARKETING LP	334885	01/25/19	LICENSE - MDC	102-4463204	102525	1,438.16	
							1,797.70
ROB DEROCKER	334886	01/25/19	PUBLIC RELATION SERVICES	1203-4340401	102556	9,513.35	
ROB DEROCKER	334886	01/25/19	PUBLIC RELATIONS	1203-R4340401	101268	486.65	
							10,000.00
DON HINDS FORD	334887	01/25/19	AUTO REPAIR & MAINTENANCE	1120-4351000		497.15	
DON HINDS FORD	334887	01/25/19	REPAIR PARTS	1120-4237000		192.81	
DON HINDS FORD	334887	01/25/19	REPAIR PARTS	1120-4237000		26.42	
DON HINDS FORD	334887	01/25/19	REPAIR PARTS	1110-4237000		161.75	
DON HINDS FORD	334887	01/25/19	REPAIR PARTS	1110-4237000		126.78	
							1,004.91
DOTLICH INC	334888	01/25/19	AUTO REPAIR & MAINTENANCE	2201-4351000		1,013.75	
							1,013.75
EAGLE CUSTOM WOODWORKING	334889	01/25/19	OTHER CONT SERVICES	1206-4350900		500.00	
							500.00
EAN SERVICES, LLC	334890	01/25/19	AUTOMOBILE LEASE	911-4352600		853.30	
EAN SERVICES, LLC	334890	01/25/19	AUTOMOBILE LEASE	911-4352600		853.30	
							1,706.60
EASTERN ENGINEERING SUPPL	334891	01/25/19	OTHER EXPENSES	651-5023990		255.33	
							255.33
ELEMENT MATERIALS TECHNOL	334892	01/25/19	OTHER EXPENSES	651-5023990		39.56	
ELEMENT MATERIALS TECHNOL	334892	01/25/19	OTHER EXPENSES	651-5023990		235.10	
ELEMENT MATERIALS TECHNOL	334892	01/25/19	OTHER EXPENSES	651-5023990		108.50	
ELEMENT MATERIALS TECHNOL	334892	01/25/19	OTHER EXPENSES	651-5023990		61.20	
							444.36
EMBROIDERY PLUS	334893	01/25/19	UNIFORMS	1120-4356001		8.00	
							8.00
ENVIRONMENTAL LABORATORIE	334894	01/25/19	OTHER EXPENSES	601-5023990		10.50	
ENVIRONMENTAL LABORATORIE	334894	01/25/19	OTHER EXPENSES	601-5023990		10.50	
ENVIRONMENTAL LABORATORIE	334894	01/25/19	OTHER EXPENSES	601-5023990		262.50	
							283.50
EVERETT J PRESCOTT INC	334895	01/25/19	OTHER EXPENSES	601-5023990		81.00	
							81.00
EVOQUA WATER TECHNOLOGIES	334896	01/25/19	OTHER EXPENSES	651-5023990		13,341.74	
							13,341.74
FASTENAL COMPANY	334897	01/25/19	OTHER EXPENSES	601-5023990		35.27	
FASTENAL COMPANY	334897	01/25/19	LANDSCAPING SUPPLIES	2201-4239034		19.81	
FASTENAL COMPANY	334897	01/25/19	LANDSCAPING SUPPLIES	2201-4239034		3.44	
FASTENAL COMPANY	334897	01/25/19	OTHER MAINT SUPPLIES	2201-4238900		10.06	
FASTENAL COMPANY	334897	01/25/19	OTHER MAINT SUPPLIES	2201-4238900		93.60	
FASTENAL COMPANY	334897	01/25/19	OTHER MAINT SUPPLIES	2201-4238900		444.60	
							606.78
FBI NATIONAL ACADEMY	334898	01/25/19	ORGANIZATION & MEMBER DUE	1110-4355300		100.00	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 11
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							100.00
FEDERAL RESOURCES SUPPLY	334899	01/25/19	HAZMAT EQUIP	102-R4467004	102195	1,860.30	1,860.30
FERGUSON WATERWORKS INDY	334900	01/25/19	OTHER EXPENSES	604-5023990		1,852.50	
FERGUSON WATERWORKS INDY	334900	01/25/19	OTHER EXPENSES	604-5023990		855.00	
							2,707.50
FIRE DEPARTMENT TRAINING	334901	01/25/19	EXTERNAL INSTRUCT FEES	1120-4357004		250.00	250.00
FIRE SERVICE INC	334902	01/25/19	MANIKINS: RUTH AND RANDY	102-R4467099	102118	1,550.00	1,550.00
FIRST SPEAR	334903	01/25/19	BALLSITC VEST KET	1110-R4239010	102292	1,361.92	1,361.92
FISHER SCIENTIFIC	334904	01/25/19	OTHER EXPENSES	651-5023990		236.95	236.95
FLEETPRIDE	334905	01/25/19	REPAIR PARTS	2201-4237000		446.52	
FLEETPRIDE	334905	01/25/19	REPAIR PARTS	2201-4237000		441.00	
FLEETPRIDE	334905	01/25/19	REPAIR PARTS	2201-4237000		218.82	
							1,106.34
FREDERICKS, INC	334906	01/25/19	STATION 41 REPAIRS	1120-R4350100	102083	2,513.00	2,513.00
GFC LEASING OH	334907	01/25/19	COPIER/SMART BOARD LEASES	1192-R4353099	102160	1,761.03	1,761.03
GIBSON TELDATA INC	334908	01/25/19	STA 44 MITEL 6920 PHONE	102-R4463100	102157	385.80	385.80
GLOBAL EMERGENCY PRODUCTS	334909	01/25/19	AUTO REPAIR & MAINTENANCE	1120-4351000		626.53	626.53
KIM GRAHAM	334910	01/25/19	FESTIVAL/COMMUNITY EVENTS	923-4359003		150.00	150.00
GRAINGER INC	334911	01/25/19	OTHER MISCELLANOUS	1110-4239099		190.50	190.50
GRAINGER	334912	01/25/19	LANDSCAPING SUPPLIES	2201-4239034		134.92	134.92
GRAINGER	334913	01/25/19	OTHER EXPENSES	651-5023990		661.00	
GRAINGER	334913	01/25/19	OTHER EXPENSES	651-5023990		15.50	
GRAINGER	334913	01/25/19	OTHER EXPENSES	651-5023990		17.13	
GRAINGER	334913	01/25/19	OTHER EXPENSES	651-5023990		5.60	
GRAINGER	334913	01/25/19	OTHER MAINT SUPPLIES	1205-4238900		41.69	
							740.92
GRAYBAR ELECTRIC CO, INC	334914	01/25/19	CABLING	1115-4237000	102511	144.80	
GRAYBAR ELECTRIC CO, INC	334914	01/25/19	CABLING	1115-4237000	102511	332.55	
							477.35
HACH COMPANY	334915	01/25/19	OTHER EXPENSES	601-5023990		1,295.75	1,295.75
HARDING MATERIALS INC	334916	01/25/19	BITUMINOUS MATERIALS	2201-4236300		62.75	
HARDING MATERIALS INC	334916	01/25/19	BITUMINOUS MATERIALS	2201-4236300		63.28	
							126.03
HENRY SCHEIN INC	334917	01/25/19	SPECIAL DEPT SUPPLIES	102-4239011		207.08	207.08
HYLANT GROUP	334918	01/25/19	GENERAL INSURANCE	1205-4347500		255.00	
HYLANT GROUP	334918	01/25/19	GENERAL INSURANCE	1205-4347500		83.00	
							338.00
I B S OF INDIANAPOLIS	334919	01/25/19	REPAIR PARTS	1120-4237000		235.98	235.98
INDIANA ASSOC OF CHIEFS O	334920	01/25/19	MID WINTER CONFERENCE	210-4357000	102498	900.00	900.00
INDIANA DESIGN CENTER, LL	334921	01/25/19	GARAGE MAINTENANCE	1206-4350900	102484	3,191.41	
INDIANA DESIGN CENTER, LL	334921	01/25/19	FESTIVAL/COMMUNITY EVENTS	1203-R4359003	101435	2,500.00	
INDIANA DESIGN CENTER, LL	334921	01/25/19	PROMOTIONAL ADVERTISING	1203-R4346500	101436	995.50	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 12
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
INDIANA DESIGN CENTER, LL	334921	01/25/19	ECONOMIC DEVELOPMENT	1203-R4359300 101437	799.50	
INDIANA FIRE INSTRUCTORS	334922	01/25/19	EXTERNAL INSTRUCT FEES	1120-4357004	50.00	7,486.41
INDIANA OXYGEN CO	334923	01/25/19	BOTTLED GAS	2201-4231100	154.11	
INDIANA OXYGEN CO	334923	01/25/19	OTHER EXPENSES	601-5023990	244.21	50.00
INDIANAPOLIS STAR	334924	01/25/19	PUBLICATION OF LEGAL ADS	1801-4345500	214.22	398.32
INDYTROLLEY LLC	334925	01/25/19	2019 TROLLEY FOR EVENTS	1203-4359300 102471	1,215.00	214.22
INTERNATIONAL CODE COUNCI	334926	01/25/19	BLDG INSPECTOR CLASS, ETC	1192-R4343002 102392	69.00	1,215.00
JONES & HENRY ENGINEER IN	334927	01/25/19	OTHER EXPENSES	601-5023990	1,871.00	69.00
KENNEY OUTDOOR SOLUTIONS	334928	01/25/19	EQUIPMENT REPAIRS & MAINT	1207-4350000	33.27	1,871.00
KENNEY OUTDOOR SOLUTIONS	334928	01/25/19	EQUIPMENT REPAIRS & MAINT	1207-4350000	104.51	
KIRBY RISK CORPORATION	334929	01/25/19	S110141463.001	651-5023990	22.40	137.78
KIRBY RISK CORPORATION	334929	01/25/19	S110151389.001	651-5023990	79.98	
KIRBY RISK CORPORATION	334929	01/25/19	S110151389.002	651-5023990	199.95	
KIRBY RISK CORPORATION	334929	01/25/19	S110214007.001	2201-4239034	23.73	
KIRBY RISK CORPORATION	334929	01/25/19	S110216443.001	2201-4239034	12.65	
KIRBY RISK CORPORATION	334929	01/25/19	S110222279.001	2201-4239034	48.03	386.74
KONICA MINOLTA PREMIER FI	334930	01/25/19	OTHER RENTAL & LEASES	1801-4353099	531.29	531.29
L E I U TRAINING	334931	01/25/19	ANNUAL CONFERENCE	210-4357000 102541	900.00	900.00
LANDIA INC	334932	01/25/19	OTHER EXPENSES	651-5023990	3,840.00	3,840.00
LOU'S GLOVES INC	334933	01/25/19	SAFETY SUPPLIES	1110-4239012	228.00	228.00
MEDIA FACTORY	334934	01/25/19	PRINTING	1203-4359003 102543	36.00	
MEDIA FACTORY	334934	01/25/19	PRINTING	1203-4359003 102543	90.00	
MEDIA FACTORY	334934	01/25/19	STREET SIGNS	2201-4239031	170.00	
MEDIA FACTORY	334934	01/25/19	PRINTING	1203-4359003 102543	540.00	
MEDIA FACTORY	334934	01/25/19	PRINTING	1203-4359003 102543	329.56	1,165.56
MEDLINE INDUSTRIES, INC	334935	01/25/19	SPECIAL DEPT SUPPLIES	102-4239011	67.00	
MEDLINE INDUSTRIES, INC	334935	01/25/19	SPECIAL DEPT SUPPLIES	102-4239011	322.50	389.50
MELROSE PYROTECHNICS INC	334936	01/25/19	NYE FIREWORKS CELEBRATION	1203-R4359300 101263	5,000.00	5,000.00
MENARDS - FISHERS	334937	01/25/19	OTHER EXPENSES	651-5023990	.59	
MENARDS - FISHERS	334937	01/25/19	OTHER EXPENSES	651-5023990	28.74	29.33
MENARDS, INC	334938	01/25/19	OTHER EXPENSES	601-5023990	160.94	
MENARDS, INC	334938	01/25/19	OTHER EXPENSES	601-5023990	-29.85	
MENARDS, INC	334938	01/25/19	OTHER EXPENSES	601-5023990	7.98	139.07
MENARDS, INC	334939	01/25/19	BUILDING REPAIRS & MAINT	1206-4350100	375.32	
MENARDS, INC	334939	01/25/19	BUILDING REPAIRS & MAINT	1206-4350100	-45.43	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	425.40	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	69.02	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	83.19	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	55.74	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	9.99	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 13
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	-330.84	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	84.11	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	83.68	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	78.74	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	-35.45	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	18.20	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	36.96	
MENARDS, INC	334939	01/25/19	OTHER MAINT SUPPLIES	2201-4238900	259.00	
MENARDS, INC	334939	01/25/19	SMALL TOOLS & MINOR EQUIP	2201-4238000	301.78	
						1,469.41
MENARDS, INC	334940	01/25/19	REPAIR PARTS	1120-4237000	45.36	
MENARDS, INC	334940	01/25/19	SAFETY SUPPLIES	1120-4239012	5.34	
MENARDS, INC	334940	01/25/19	REPAIR PARTS	1120-4237000	41.69	
						92.39
MENARDS, INC	334941	01/25/19	SMALL TOOLS & MINOR EQUIP	1207-4238000	165.28	
						165.28
MID STATE TRUCK EQUIP COR	334942	01/25/19	OTHER EQUIPMENT	2201-4467000	5,200.00	
MID STATE TRUCK EQUIP COR	334942	01/25/19	REPAIR PARTS	2201-4237000	86.70	
MID STATE TRUCK EQUIP COR	334942	01/25/19	REPAIR PARTS	2201-4237000	459.50	
MID STATE TRUCK EQUIP COR	334942	01/25/19	OTHER EXPENSES	651-5023990	298.00	
MID STATE TRUCK EQUIP COR	334942	01/25/19	OTHER EXPENSES	651-5023990	1,939.00	
MID STATE TRUCK EQUIP COR	334942	01/25/19	OTHER EXPENSES	601-5023990	2,400.00	
MID STATE TRUCK EQUIP COR	334942	01/25/19	OTHER EXPENSES	601-5023990	2,928.16	
MID STATE TRUCK EQUIP COR	334942	01/25/19	OTHER EXPENSES	601-5023990	328.93	
						13,640.29
MIRAZON GROUP	334943	01/25/19	CONSULTING SERVICES	1115-R4340400	102314	340.00
						340.00
MOTOROLA SOLUTIONS INC	334944	01/25/19	SIX BANK CHARGER	1115-4467099	102467	434.35
MOTOROLA SOLUTIONS INC	334944	01/25/19	RADIO PARTS	1115-4237000	102465	4,759.24
						5,193.59
MSDS ONLINE, INC.	334945	01/25/19	OTHER CONT SERVICES	2201-4350900		6,207.00
						6,207.00
MUNICIPAL EMERGENCY SERVI	334946	01/25/19	OTHER MISCELLANOUS	1120-4239099		82.32
						82.32
NATIONAL LAW ENFORCEMENT	334947	01/25/19	LAB SUPPLIES	1110-R4239099	102035	32.00
NATIONAL LAW ENFORCEMENT	334947	01/25/19	OTHER MISCELLANOUS	1110-4239099		50.00
						82.00
NELSON ALARM COMPANY	334948	01/25/19	BUILDING REPAIRS & MAINT	1120-4350100		517.13
NELSON ALARM COMPANY	334948	01/25/19	IDF DOOR/MIDTOWN NO GARAG	1115-R4463201	102204	3,056.00
NELSON ALARM COMPANY	334948	01/25/19	IDF DOOR/MIDTOWN NO GARAG	1115-R4340400	102204	600.00
						4,173.13
NICHOLS PAPER & SUPPLY CO	334949	01/25/19	OTHER MISCELLANOUS	1110-4239099		296.15
						296.15
OFFICE DEPOT INC	334950	01/25/19	OFFICE CHAIR	1110-R4463000	102298	298.94
OFFICE DEPOT INC	334950	01/25/19	OFFICE SUPPLIES	1115-4230200		209.80
OFFICE DEPOT INC	334950	01/25/19	OFFICE SUPPLIES	2200-4230200		6.09
OFFICE DEPOT INC	334950	01/25/19	OFFICE SUPPLIES	2200-4230200		8.73
OFFICE DEPOT INC	334950	01/25/19	OFFICE SUPPLIES	2200-4230200		29.48
OFFICE DEPOT INC	334950	01/25/19	OFFICE SUPPLIES	1120-4230200		14.15
OFFICE DEPOT INC	334950	01/25/19	OFFICE SUPPLIES	1120-4230200		6.19
OFFICE DEPOT INC	334950	01/25/19	OFFICE SUPPLIES	1160-4230200		20.12
						593.50
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	EQUIPMENT MAINTENANCE	1203-R4351501	101265	1,897.94
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	3,197.82
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	181.25
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	8,981.92
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	1,046.92
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	614.92

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 14
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	656.50	
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	888.67	
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	5,484.17	
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	212.00	
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	3,157.54	
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	1,164.92	
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	302.33	
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	898.91	
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	4,017.24	
OMNI CENTRE FOR PUBLIC ME	334951	01/25/19	CABLE CHANNEL PRODUCTIONS	1203-R4341970	101742	407.25	
							33,110.30
OMNISITE	334952	01/25/19	OTHER EXPENSES	651-5023990		8,832.00	
OMNISITE	334952	01/25/19	OTHER EXPENSES	651-5023990		384.00	
OMNISITE	334952	01/25/19	OTHER EXPENSES	651-5023990		384.00	
							9,600.00
ON SITE SUPPLY	334953	01/25/19	OTHER EXPENSES	601-5023990		351.74	
							351.74
P & P GOLF CAR LLC	334954	01/25/19	OTHER EXPENSES	651-5023990		1,100.00	
							1,100.00
PADDACK WRECKER SERVICE,	334955	01/25/19	AUTO REPAIR & MAINTENANCE	2201-4351000		210.00	
							210.00
PARTY TIME RENTAL INC	334956	01/25/19	EVENT RENTALS TROLLEY	1203-R4359003	102233	793.57	
PARTY TIME RENTAL INC	334956	01/25/19	EVENT RENTALS TROLLEY	1203-R4359003	102233	682.98	
PARTY TIME RENTAL INC	334956	01/25/19	EVENT RENTALS TROLLEY	1203-R4359003	102233	682.98	
							2,159.53
PATRIOT ENGINEERING & ENV	334957	01/25/19	OTHER PROFESSIONAL FEES	1207-4341999		686.00	
							686.00
PEARSON WHOLESALE PARTS	334958	01/25/19	REPAIR PARTS	2201-4237000		36.76	
PEARSON WHOLESALE PARTS	334958	01/25/19	REPAIR PARTS	2201-4237000		20.84	
PEARSON WHOLESALE PARTS	334958	01/25/19	OTHER EXPENSES	651-5023990		482.24	
PEARSON WHOLESALE PARTS	334958	01/25/19	OTHER EXPENSES	651-5023990		1,247.12	
							1,786.96
PENN CARE INC.	334959	01/25/19	SPECIAL DEPT SUPPLIES	102-4239011		233.87	
PENN CARE INC.	334959	01/25/19	SPECIAL DEPT SUPPLIES	102-4239011		100.00	
							333.87
PENSKE TRUCK LEASING CO L	334960	01/25/19	OTHER RENTAL & LEASES	2201-4353099		239.70	
							239.70
PLYMATE	334961	01/25/19	OTHER EXPENSES	601-5023990		306.23	
PLYMATE	334961	01/25/19	OTHER EXPENSES	601-5023990		-113.09	
PLYMATE	334961	01/25/19	OTHER EXPENSES	601-5023990		-72.80	
PLYMATE	334961	01/25/19	OTHER EXPENSES	651-5023990		87.53	
PLYMATE	334961	01/25/19	OTHER EXPENSES	651-5023990		53.35	
PLYMATE	334961	01/25/19	OTHER EXPENSES	651-5023990		146.10	
PLYMATE	334961	01/25/19	OTHER EXPENSES	651-5023990		116.74	
PLYMATE	334961	01/25/19	OTHER EXPENSES	651-5023990		87.53	
PLYMATE	334961	01/25/19	OTHER EXPENSES	651-5023990		53.35	
PLYMATE	334961	01/25/19	OTHER EXPENSES	651-5023990		136.88	
PLYMATE	334961	01/25/19	OTHER RENTAL & LEASES	1110-4353099		36.74	
							838.56
PUBLIC AGENCY TRNG COUNCI	334962	01/25/19	TRAINING SEMINARS	210-4357000		325.00	
							325.00
RED WING BUSINESS ADVANTA	334963	01/25/19	SAFETY ACCESSORIES	1192-4356003		134.99	
							134.99
RED WING BUSINESS ADVANTA	334964	01/25/19	SAFETY ACCESSORIES	2201-4356003		890.47	
							890.47
REDLEE/SCS INC	334965	01/25/19	SOPHIA SQ RESTROOM MAINTE	1206-4350900	102487	1,500.00	
							1,500.00
REYNOLDS FARM EQUIPMENT	334966	01/25/19	REPAIR PARTS	2201-4237000		856.79	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 15
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
REYNOLDS FARM EQUIPMENT	334966	01/25/19	REPAIR PARTS	2201-4237000	648.20	
REYNOLDS FARM EQUIPMENT	334966	01/25/19	EQUIPMENT REPAIRS & MAINT	1207-4350000	66.02	
REYNOLDS FARM EQUIPMENT	334966	01/25/19	EQUIPMENT REPAIRS & MAINT	1207-4350000	95.08	
						1,666.09
RICHARD H FEIGH	334967	01/25/19	FACADE GRANT	1192-R4359029 102142	200.70	
						200.70
RUNYON EQUIPMENT RENTAL	334968	01/25/19	HOLIDAY TROLLRENTAL ITEMS	1203-R4359003 102235	748.10	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	HOLIDAY TROLLRENTAL ITEMS	1203-R4359003 102235	484.10	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	FESTIVAL/COMMUNITY EVENTS	1203-4359003	294.42	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	NATURAL GAS	1206-4349000	43.75	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	NATURAL GAS	1206-4349000	-78.75	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	NATURAL GAS	1206-4349000	78.50	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	NATURAL GAS	1206-4349000	55.00	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	BOTTLED GAS	2201-4231100	48.36	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	OTHER RENTAL & LEASES	2201-4353099	44.00	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	OTHER RENTAL & LEASES	2201-4353099	742.50	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	REPAIR PARTS	2201-4237000	630.22	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	OTHER RENTAL & LEASES	2201-4353099	924.00	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	OTHER RENTAL & LEASES	2201-4353099	742.50	
RUNYON EQUIPMENT RENTAL	334968	01/25/19	OTHER EXPENSES	651-5023990	48.36	
						4,805.06
SHRED-IT USA LLC	334969	01/25/19	OTHER CONT SERVICES	1201-4350900	53.07	
SHRED-IT USA LLC	334969	01/25/19	TRASH COLLECTION	1110-4350101	123.39	
SHRED-IT USA LLC	334969	01/25/19	OFFICE SUPPLIES	1192-4230200	212.47	
						388.93
SITE ONE	334970	01/25/19	CHEMICALS	1207-4350400 34594	-610.89	
SITE ONE	334970	01/25/19	CHEMICALS	1207-4350400 34594	-174.54	
SITE ONE	334970	01/25/19	CHEMICALS	1207-4350400 34594	6,191.00	
SITE ONE	334970	01/25/19	CHEMICALS	1207-4350400 34594	-99.00	
						5,306.57
SKILLSOFT CORPORATION	334971	01/25/19	SKILLCHOICE IT 2.0-2017E	1202-R4357004 100967	2,944.30	
SKILLSOFT CORPORATION	334971	01/25/19	EXTERNAL INSTRUCT FEES	1115-4357004	305.70	
						3,250.00
SOLLENBERGER RENTAL MANAG	334972	01/25/19	NATURAL GAS	911-4349000	146.06	
SOLLENBERGER RENTAL MANAG	334972	01/25/19	ELECTRICITY	911-4348000	1,541.94	
						1,688.00
STAPLES BUSINESS ADVANTAG	334973	01/25/19	IGNITION OFFICE CHAIR	1110-R4463000 102283	373.70	
STAPLES BUSINESS ADVANTAG	334973	01/25/19	OFFICE SUPPLIES	1701-R4230200 102450	278.94	
						652.64
STOOPS FREIGHTLINER	334974	01/25/19	REPAIR PARTS	2201-4237000	164.66	
STOOPS FREIGHTLINER	334974	01/25/19	AUTO REPAIR & MAINTENANCE	2201-4351000	1,280.53	
STOOPS FREIGHTLINER	334974	01/25/19	REPAIR PARTS	2201-4237000	234.88	
						1,680.07
STROHMAN ENTERPRISE INC	334975	01/25/19	AIMPOINT PRO RIFLE SITE	1110-R4239010 102249	29,631.00	
						29,631.00
SUSAN SHERER VINCENT, INC	334976	01/25/19	MENTAL HEALTH CONSULTANT	1110-R4340703 102425	956.25	
SUSAN SHERER VINCENT, INC	334976	01/25/19	MENTAL HEALTH CONSULTANT	1110-R4340703 101754	481.25	
						1,437.50
SWAGIT PRODUCTIONS, LLC	334977	01/25/19	MONTHLY MANAGED SERVICES	1203-R4341999 101748	925.00	
						925.00
T P I UTILITY CONSTRUCTIO	334978	01/25/19	OTHER EXPENSES	651-5023990	13,500.00	
						13,500.00
TARGETSOLUTIONS LEARNING,	334979	01/25/19	RENEWAL CONTRACT	1120-R4355200 102373	14,880.00	
						14,880.00
THE TORO COMPANY	334980	01/25/19	REPAIR PARTS	2201-4237000	175.00	
THE TORO COMPANY	334980	01/25/19	REPAIR PARTS	2201-4237000	350.00	
						525.00
TOSHIBA BUSINESS SOLUTION	334981	01/25/19	CONF RM PC/SMARTBOARD	2200-R4463201 102166	4,215.00	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 16
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						4,215.00
TRUCK SERVICE INC	334982	01/25/19	REPAIR PARTS	1120-4237000	63.57	63.57
TRUCKPRO, LLC	334983	01/25/19	REPAIR PARTS	1120-4237000	89.35	89.35
U N COMMUNICATIONS, INC	334984	01/25/19	STATIONARY & PRNTD MATERL	1160-4230100	384.00	384.00
UPS	334985	01/25/19	POSTAGE	1115-4342100	12.52	
UPS	334985	01/25/19	OTHER EXPENSES	651-5023990	15.48	
ULTIMATE CANINE LLC	334986	01/25/19	TRAINING SEMINARS	210-4357000	600.00	600.00
UNITED CONSULTING	334987	01/25/19	PROJ 17-ENG-08-2017E	211-R4350900 100568	3,700.00	
UNITED CONSULTING	334987	01/25/19	PROJ 10-10 -2017E	212-R4462865 33922	2,497.73	
UNITED STATES GOLF ASSOC.	334988	01/25/19	ORGANIZATION & MEMBER DUE	1207-4355300	150.00	6,197.73
UTILITY SUPPLY CO INC.	334989	01/25/19	OTHER EXPENSES	651-5023990	130.75	150.00
UTILITY SUPPLY CO INC.	334989	01/25/19	OTHER EXPENSES	651-5023990	130.75	
VALLONIA STATE NURSERY	334990	01/25/19	TREES	1192-4462400	265.60	261.50
VERMEER OF INDIANA INC	334991	01/25/19	REPAIR PARTS	2201-4237000	24.68	265.60
VICTORY SUN INC	334992	01/25/19	EVENT PLANNING SERVICES	1203-R4359003 101364	2,176.94	24.68
VICTORY SUN INC	334992	01/25/19	EVENT PLANNING SERVICES	1203-4359003 102537	140.56	
VINCENNES UNIVERSITY	334993	01/25/19	ASL TRAINING	210-4357000 102553	1,504.00	2,317.50
VIVE EXTERIOR DESIGN	334994	01/25/19	ARTS/DESIGN SNOW REMOVAL	1206-4350900 102509	7,528.14	1,504.00
VIVE EXTERIOR DESIGN	334994	01/25/19	ARTS/DESIGN SNOW REMOVAL	1206-4350900 102509	723.01	
VIVE EXTERIOR DESIGN	334994	01/25/19	A & D DISTRICT SNOW REMOV	2201-R4350900 101326	4,097.01	
VIVE EXTERIOR DESIGN	334994	01/25/19	A & D DISTRICT SNOW REMOV	2201-R4350900 101326	6,159.39	
VIVE EXTERIOR DESIGN	334994	01/25/19	BUILDING REPAIRS & MAINT	1205-4350100	1,378.00	
W A JONES TRUCK BODIES &	334995	01/25/19	MONROE 11' PLOW	2201-4467000 102539	8,618.00	19,885.55
WEST SIDE TRACTOR SALES	334996	01/25/19	REPAIR PARTS	2201-4237000	785.72	8,618.00
WHITE'S ACE HARDWARE	334997	01/25/19	MISC SUPPLIES	1192-R4237000 102412	8.99	785.72
WHITE'S ACE HARDWARE	334997	01/25/19	OTHER MISCELLANOUS	1115-4239099	5.98	
WHITE'S ACE HARDWARE	334998	01/25/19	REPAIR PARTS	1115-4237000	7.19	14.97
WILKINSON BROTHERS	334999	01/25/19	DESIGN/PROMO SERVICES	1203-R4359003 101243	11,900.00	7.19
WILLIAMS COMFORT AIR INC	335000	01/25/19	OTHER EXPENSES	651-5023990	1,537.00	11,900.00
WILLIAMS COMFORT AIR INC	335000	01/25/19	WALL MOUNT TOILET INSTALL	1110-R4350100 102023	908.00	
WILLIAMS SCOTSMAN, INC	335001	01/25/19	OTHER RENTAL & LEASES	1207-4353099	2,040.33	2,445.00
DOUBLETREE UNIVERSAL	335002	01/25/19	TRAINING SEMINARS	210-4357000	2,041.89	2,040.33
COLORADO HEARTH & HOME	335004	01/25/19	LANDSCAPING SUPPLIES	1206-4239034	2,288.00	2,041.89
OFFICE360	335005	01/25/19	OTHER EXPENSES	651-5023990	240.04	2,288.00
XYLEM DEWATERING SOLUTION	335006	01/25/19	OTHER EXPENSES	651-5023990	30.76	240.04

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 17
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
ZIRMED	335007	01/25/19	SUBSCRIPTIONS	1120-4355200		357.75	30.76
							357.75
ACTION EQUIPMENT INC	335008	01/29/19	OTHER EXPENSES	651-5023990		99.65	
ACTION EQUIPMENT INC	335008	01/29/19	OTHER CONT SERVICES	2201-4350900		825.00	
ACTION EQUIPMENT INC	335008	01/29/19	WASHBAY EQUIPMENT	2201-R4350100	102299	19,186.00	
ACTION EQUIPMENT INC	335008	01/29/19	WASHBAY EQUIPMENT	2201-R4232100	102299	1,690.00	
							21,800.65
ALRO STEEL CORPORATION	335009	01/29/19	OTHER CONT SERVICES	922-4350900		5,628.60	
ALRO STEEL CORPORATION	335009	01/29/19	OTHER CONT SERVICES	922-4350900		1,827.60	
							7,456.20
AMAZON CAPITAL SERVICES	335010	01/29/19	POSTAGE	1110-4342100		5.99	
							5.99
AMAZON CAPITAL SERVICES	335011	01/29/19	1QRQQLG71YQQ	1110-4239099		77.67	
AMAZON CAPITAL SERVICES	335011	01/29/19	1RVXK4QYLGT	1110-4239099		29.00	
AMAZON CAPITAL SERVICES	335011	01/29/19	1RD6HM4DVGW7R	1110-4230200		140.25	
							246.92
AMAZON CAPITAL SERVICES	335012	01/29/19	OTHER MAINT SUPPLIES	1205-4238900		19.59	
							19.59
AMAZON CAPITAL SERVICES	335013	01/29/19	1F1VKQ99RYN	651-5023990		37.29	
							37.29
AMERICAN LEGAL PUBLISHING	335014	01/29/19	ORDINANCE CODIFICATION	1701-R4341953	102453	364.00	
							364.00
ARC ACQUISITION US INC	335015	01/29/19	DOOR INTERCOMS	1115-R4463201	102202	764.81	
							764.81
ASCENSION ST VINCENT PUBL	335016	01/29/19	MEDICAL EXAM FEES	1110-4340701		3,148.68	
							3,148.68
AUTOZONE INC	335017	01/29/19	OTHER EXPENSES	601-5023990		26.34	
AUTOZONE INC	335017	01/29/19	OTHER EXPENSES	601-5023990		25.00	
AUTOZONE INC	335017	01/29/19	OTHER EXPENSES	601-5023990		14.99	
							66.33
AXON ENTERPRISE INC	335018	01/29/19	CAMERA SYSTEMS	1110-R4467099	102359	140,225.00	
							140,225.00
B L ANDERSON CO.	335019	01/29/19	OTHER EXPENSES	601-5023990		1,439.00	
B L ANDERSON CO.	335019	01/29/19	OTHER EXPENSES	651-5023990		1,497.26	
							2,936.26
BARTLETT TREE EXPERTS	335020	01/29/19	TREE WORK-URBAN FORESTRY	1192-R4350400	101861	5,860.00	
BARTLETT TREE EXPERTS	335020	01/29/19	TREE WORK-URBAN FORESTRY	1192-R4350400	101861	280.00	
BARTLETT TREE EXPERTS	335020	01/29/19	TREE WORK-URBAN FORESTRY	1192-R4350400	101861	670.00	
BARTLETT TREE EXPERTS	335020	01/29/19	TREE WORK-URBAN FORESTRY	1192-R4350400	101861	2,310.00	
BARTLETT TREE EXPERTS	335020	01/29/19	TREE WORK-URBAN FORESTRY	1192-R4350400	101861	180.00	
							9,300.00
BEARING DISTRIBUTORS INC	335021	01/29/19	OTHER EXPENSES	651-5023990		1,036.27	
BEARING DISTRIBUTORS INC	335021	01/29/19	OTHER EXPENSES	651-5023990		861.56	
							1,897.83
BRATEMAN'S INC.	335022	01/29/19	NEW OFFICER UNIFORM	1110-R4356002	102428	442.00	
							442.00
BRENNTAG MID SOUTH INC	335023	01/29/19	OTHER EXPENSES	601-5023990		1,048.00	
BRENNTAG MID SOUTH INC	335023	01/29/19	OTHER EXPENSES	601-5023990		3,770.80	
							4,818.80
BURGESS MECHANICAL	335024	01/29/19	OTHER EXPENSES	651-5023990		460.00	
							460.00
CARGILL INC SALT DIVISION	335025	01/29/19	SALT	2201-R4236500	102147	39,081.81	
CARGILL INC SALT DIVISION	335025	01/29/19	SALT	2201-R4236500	102147	65,365.43	
CARGILL INC SALT DIVISION	335025	01/29/19	SALT	2201-R4236500	102147	3,558.07	
CARGILL INC SALT DIVISION	335025	01/29/19	SALT	2201-R4236500	102147	60,745.40	
							168,750.71
CARGILL INC-SALT DIVISION	335026	01/29/19	2904532251	601-5023990		2,672.90	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 18
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
CARGILL INC-SALT DIVISION	335026	01/29/19	2904535110	601-5023990	2,640.90	
CARGILL INC-SALT DIVISION	335026	01/29/19	2904538076	601-5023990	2,679.30	
CARGILL INC-SALT DIVISION	335026	01/29/19	2904540178	601-5023990	2,659.03	
CARGILL INC-SALT DIVISION	335026	01/29/19	2904544120	601-5023990	2,676.10	
CARMEL CLAY EDUCATIONAL F	335027	01/29/19	SPECIAL ORGAN DONATIONS	1401-4358100	10,000.00	13,328.23
CARMEL LOFTS LLC	335028	01/29/19	GARAGE MAINTENANCE	1206-4350900 102483	17,227.37	10,000.00
CENTER FOR THE PERFORMING	335029	01/29/19	OTHER CONT SERVICES	1208-4350900	80,749.59	17,227.37
CERES SOLUTIONS	335030	01/29/19	DIESEL FUEL	2201-4231300	1,267.87	80,749.59
CERES SOLUTIONS	335030	01/29/19	DIESEL FUEL	2201-4231300	939.32	
CERES SOLUTIONS	335030	01/29/19	DIESEL FUEL	2201-4231300	978.69	
CERES SOLUTIONS	335030	01/29/19	DIESEL FUEL	2201-4231300	411.94	
CHAPMAN ELEC SUPPLY INC	335031	01/29/19	STREET LIGHT REPAIRS	2201-4350080	219.72	3,597.82
CHAPMAN ELEC SUPPLY INC	335031	01/29/19	OTHER EXPENSES	601-5023990	23.40	
CHARDON LABORATORIES INC	335032	01/29/19	OTHER EXPENSES	651-5023990	250.00	243.12
CHARDON LABORATORIES INC	335032	01/29/19	OTHER CONT SERVICES	1208-4350900	1,750.00	
CINTAS FIRST AID & SAFETY	335033	01/29/19	SAFETY SUPPLIES	1110-4239012	113.50	2,000.00
CINTAS	335034	01/29/19	SAFETY SUPPLIES	2201-4239012	227.19	113.50
CINTAS	335034	01/29/19	LAUNDRY SERVICE	2201-4356501	143.40	
CINTAS	335034	01/29/19	LAUNDRY SERVICE	2201-4356501	473.60	
CINTAS	335034	01/29/19	LAUNDRY SERVICE	2201-4356501	142.11	
CYBER MARKETING NETWORK I	335035	01/29/19	OTHER EXPENSES	601-5023990	169.99	986.30
CYBER MARKETING NETWORK I	335035	01/29/19	OTHER EXPENSES	601-5023990	189.99	
OFFICE KEEPERS	335036	01/29/19	CLEANING SERVICES	1115-4350600	300.00	359.98
OFFICE KEEPERS	335036	01/29/19	CLEANING SERVICES	1110-4350600	1,715.00	
DELL MARKETING LP	335037	01/29/19	OTHER EXPENSES	601-5023990	719.08	2,015.00
DELL MARKETING LP	335037	01/29/19	OTHER EXPENSES	601-5023990	2,157.24	
DITCH WITCH MIDWEST	335038	01/29/19	OTHER EXPENSES	601-5023990	63.50	63.50
DON HINDS FORD	335039	01/29/19	OTHER EXPENSES	651-5023990	266.60	266.60
ENVIRONMENTAL LABORATORIE	335040	01/29/19	OTHER EXPENSES	601-5023990	22.50	
ENVIRONMENTAL LABORATORIE	335040	01/29/19	OTHER EXPENSES	601-5023990	10.50	
ENVIRONMENTAL LABORATORIE	335040	01/29/19	OTHER EXPENSES	601-5023990	10.50	
ENVIRONMENTAL LABORATORIE	335040	01/29/19	OTHER EXPENSES	601-5023990	10.50	
EXTRA SPACE MGMT INC	335041	01/29/19	OTHER RENTAL & LEASES	1110-4353099	412.00	54.00
FLEETPRIDE	335042	01/29/19	REPAIR PARTS	2201-4237000	385.94	412.00
FLEETPRIDE	335042	01/29/19	REPAIR PARTS	2201-4237000	200.38	
MARIAN SAFFORD FOSTER	335043	01/29/19	OTHER EXPENSES	601-5023990	650.00	586.32
PRYOR LEARNING SOLUTIONS	335044	01/29/19	OTHER EXPENSES	651-5023990	398.00	650.00
PRYOR LEARNING SOLUTIONS	335044	01/29/19	OTHER EXPENSES	651-5023990	597.00	
GALCO INDUSTRIAL ELECTRON	335045	01/29/19	OTHER EXPENSES	601-5023990	579.93	995.00

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 19
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
							579.93
GALLS INC.-CHICAGO	335046	01/29/19	NEW OFFICER UNIFORM-2017E	1110-R4356001	101063	-126.30	
GALLS INC.-CHICAGO	335046	01/29/19	NEW OFFICER UNIFORM-2017E	1110-R4356001	101063	131.30	
GALLS INC.-CHICAGO	335046	01/29/19	LOCK OUT TOOLS	1110-R4239011	102385	778.60	
							783.60
GARAGE DOORS OF INDIANAPO	335047	01/29/19	OTHER EXPENSES	651-5023990		600.00	
							600.00
GENUINE PARTS COMPANY-IND	335048	01/29/19	AUTO REPAIR & MAINTENANCE	1192-4351000		90.63	
							90.63
GEORGE E BOOTH CO INC	335049	01/29/19	OTHER EXPENSES	601-5023990		3,048.40	
							3,048.40
GRAINGER INC	335050	01/29/19	OTHER MISCELLANOUS	1110-4239099		164.05	
							164.05
GRAINGER	335051	01/29/19	LANDSCAPING SUPPLIES	2201-4239034		418.95	
							418.95
HACH COMPANY	335052	01/29/19	OTHER EXPENSES	601-5023990		59.45	
HACH COMPANY	335052	01/29/19	OTHER EXPENSES	601-5023990		68.56	
HACH COMPANY	335052	01/29/19	OTHER EXPENSES	601-5023990		366.13	
HACH COMPANY	335052	01/29/19	OTHER EXPENSES	601-5023990		7,978.98	
HACH COMPANY	335052	01/29/19	OTHER EXPENSES	651-5023990		504.77	
HACH COMPANY	335052	01/29/19	OTHER EXPENSES	651-5023990		1,579.23	
HACH COMPANY	335052	01/29/19	OTHER EXPENSES	651-5023990		1,524.24	
							12,081.36
HARE TRUCK CENTER	335053	01/29/19	REPAIR PARTS	2201-4237000		110.45	
HARE TRUCK CENTER	335053	01/29/19	REPAIR PARTS	2201-4237000		17.04	
HARE TRUCK CENTER	335053	01/29/19	AUTO REPAIR & MAINTENANCE	2201-4351000		481.44	
							608.93
HOOSIER HERITAGE PORT AUT	335054	01/29/19	EQUIPMENT MAINT CONTRACTS	1115-4351501		25,850.00	
							25,850.00
HP INC.	335055	01/29/19	COMPUTER EQUIPMENT	1192-R4463201	102071	625.25	
HP INC.	335055	01/29/19	COMPUTER	2201-R4463201	102027	624.00	
							1,249.25
HP INC.	335056	01/29/19	HP SUPPORT 3 YR	1110-R4464000	102386	149.00	
							149.00
HUMANE SOCIETY FOR HAMILT	335057	01/29/19	HUMANE SOCIETY SERVICES	1110-4357500		5,076.00	
							5,076.00
IDEAL HEATING A/C & REFRI	335058	01/29/19	BUILDING REPAIRS & MAINT	2201-4350100		530.74	
							530.74
IMAVEX	335059	01/29/19	OTHER EXPENSES	601-5023990		64.50	
IMAVEX	335059	01/29/19	OTHER EXPENSES	651-5023990		64.50	
							129.00
INDIANA POLYGRAPH ASSOCIA	335060	01/29/19	ORGANIZATION & MEMBER DUE	1110-4355300		75.00	
							75.00
INDIANA STREET COMMISSION	335061	01/29/19	ORGANIZATION & MEMBER DUE	2201-4355300		35.00	
							35.00
INDIANAPOLIS METRO POLICE	335062	01/29/19	SOFTWARE MAINT CONTRACTS	1110-4351502		2,000.00	
							2,000.00
INTERSTATE BILLING SERVIC	335063	01/29/19	REPAIR PARTS	2201-4237000		130.00	
INTERSTATE BILLING SERVIC	335063	01/29/19	REPAIR PARTS	2201-4237000		1,366.94	
INTERSTATE BILLING SERVIC	335063	01/29/19	REPAIR PARTS	2201-4237000		410.00	
							1,906.94
KENNEY OUTDOOR SOLUTIONS	335064	01/29/19	EQUIPMENT REPAIRS & MAINT	1207-4350000		88.93	
							88.93
KIMBALL-MIDWEST	335065	01/29/19	OTHER EXPENSES	601-5023990		179.19	
							179.19
KIRBY RISK CORPORATION	335066	01/29/19	S110225860.001	651-5023990		250.52	
KIRBY RISK CORPORATION	335066	01/29/19	OTHER CONT SERVICES	1206-4350900		995.18	
KIRBY RISK CORPORATION	335066	01/29/19	LANDSCAPING SUPPLIES	2201-4239034		675.29	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 20
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
KONICA MINOLTA BUSINESS S	335067	01/29/19	EQUIPMENT MAINT CONTRACTS	1201-4351501	112.38	1,920.99
LEACH & RUSSELL	335068	01/29/19	OTHER CONT SERVICES	1208-4350900	2,162.00	112.38
MACALLISTER MACHINERY CO	335069	01/29/19	OTHER CONT SERVICES	1208-4350900	1,621.00	2,162.00
MACALLISTER MACHINERY CO	335069	01/29/19	OTHER RENTAL & LEASES	2201-4353099	2,516.13	
MACALLISTER MACHINERY CO	335069	01/29/19	OTHER RENTAL & LEASES	2201-4353099	3,078.50	
MENARDS - FISHERS	335070	01/29/19	OTHER EXPENSES	651-5023990	7.99	7,215.63
MENARDS - FISHERS	335070	01/29/19	OTHER EXPENSES	651-5023990	52.79	
MENARDS - FISHERS	335070	01/29/19	OTHER EXPENSES	651-5023990	38.61	
MENARDS, INC	335071	01/29/19	65671	601-5023990	10.55	99.39
MENARDS, INC	335071	01/29/19	65728	601-5023990	15.37	
MENARDS, INC	335072	01/29/19	66061	2201-4238900	68.99	25.92
MENARDS, INC	335072	01/29/19	66047	2201-4238900	25.38	
MENARDS, INC	335072	01/29/19	66045	2201-4238900	8.45	
MENARDS, INC	335072	01/29/19	66042	2201-4238900	93.00	
MENARDS, INC	335072	01/29/19	66041	2201-4238900	119.93	
MENARDS, INC	335072	01/29/19	66044	2201-4236300	440.37	
MENARDS, INC	335072	01/29/19	66145	2201-4238900	26.23	
MENARDS, INC	335072	01/29/19	66116	2201-4238900	6.24	
MENARDS, INC	335072	01/29/19	66114	2201-4238900	68.18	
MENARDS, INC	335072	01/29/19	66190	2201-4238900	32.99	889.76
MENARDS, INC	335073	01/29/19	BUILDING REPAIRS & MAINT	1207-4350100	55.52	55.52
MID STATE TRUCK EQUIP COR	335074	01/29/19	OTHER EQUIPMENT	2201-4467000	6,740.00	
MID STATE TRUCK EQUIP COR	335074	01/29/19	REPAIR PARTS	2201-4237000	88.30	
MID STATE TRUCK EQUIP COR	335074	01/29/19	OTHER EQUIPMENT	2201-4467000	7,015.00	
MID STATE TRUCK EQUIP COR	335074	01/29/19	REPAIR PARTS	2201-4237000	24.68	13,867.98
MILLER'S AUTO BODY, INC.	335075	01/29/19	OTHER EXPENSES	651-5023990	91.00	91.00
OFFICE DEPOT INC	335076	01/29/19	OTHER EXPENSES	601-5023990	98.63	
OFFICE DEPOT INC	335076	01/29/19	OTHER EXPENSES	601-5023990	87.14	
OFFICE DEPOT INC	335076	01/29/19	OTHER EXPENSES	601-5023990	19.58	
OFFICE DEPOT INC	335076	01/29/19	OTHER EXPENSES	601-5023990	10.78	
OFFICE DEPOT INC	335076	01/29/19	OTHER EXPENSES	651-5023990	10.78	
OFFICE DEPOT INC	335076	01/29/19	OTHER EXPENSES	651-5023990	19.58	
OFFICE DEPOT INC	335076	01/29/19	OTHER EXPENSES	651-5023990	87.13	
OFFICE DEPOT INC	335076	01/29/19	OTHER EXPENSES	651-5023990	986.30	
OFFICE DEPOT INC	335076	01/29/19	OFFICE SUPPLIES	1801-4230200	9.29	
OFFICE DEPOT INC	335076	01/29/19	OFFICE SUPPLIES	1192-R4230200	102411	23.46
OFFICE DEPOT INC	335076	01/29/19	OFFICE SUPPLIES	1192-R4230200	102411	208.31
OFFICE DEPOT INC	335076	01/29/19	OFFICE SUPPLIES	1110-4230200		132.37
OFFICE DEPOT INC	335076	01/29/19	OFFICE SUPPLIES	1110-4230200		18.91
OFFICE DEPOT INC	335076	01/29/19	OFFICE SUPPLIES	1110-4230200		109.91
OFFICE DEPOT INC	335076	01/29/19	OFFICE SUPPLIES	1110-4230200		98.82
OFFICE DEPOT INC	335076	01/29/19	OFFICE SUPPLIES	1110-4230200		32.94
OFFICE DEPOT INC	335076	01/29/19	OFFICE SUPPLIES	1110-4230200		236.64
OFFICE DEPOT INC	335076	01/29/19	OFFICE SUPPLIES	1110-4230200		268.85
ON SITE SUPPLY	335077	01/29/19	OTHER EXPENSES	601-5023990	264.00	2,459.42
ONEZONE	335078	01/29/19	TRAVEL & LODGING	1110-4343003	25.00	264.00

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 21
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
						25.00
PCMG, INC	335079	01/29/19	MANAGE ENGINES SUBSCRIPTI	1115-4463202 102544	1,924.00	1,924.00
PEARSON WHOLESALE PARTS	335080	01/29/19	REPAIR PARTS	2201-4237000	51.26	
PEARSON WHOLESALE PARTS	335080	01/29/19	REPAIR PARTS	2201-4237000	1,062.87	
PEARSON WHOLESALE PARTS	335080	01/29/19	REPAIR PARTS	2201-4237000	134.06	
PEARSON WHOLESALE PARTS	335080	01/29/19	REPAIR PARTS	2201-4237000	185.12	
						1,433.31
PENSKE TRUCK LEASING CO L	335081	01/29/19	OTHER RENTAL & LEASES	2201-4353099	1,163.50	
PENSKE TRUCK LEASING CO L	335081	01/29/19	OTHER RENTAL & LEASES	2201-4353099	1,163.50	
PENSKE TRUCK LEASING CO L	335081	01/29/19	OTHER RENTAL & LEASES	2201-4353099	240.10	
						2,567.10
PITNEY BOWES INC.	335082	01/29/19	OTHER EXPENSES	601-5023990	79.91	
PITNEY BOWES INC.	335082	01/29/19	OTHER EXPENSES	651-5023990	79.90	
						159.81
PLYMATE	335083	01/29/19	OTHER EXPENSES	601-5023990	190.58	
PLYMATE	335083	01/29/19	OTHER EXPENSES	651-5023990	87.53	
PLYMATE	335083	01/29/19	OTHER EXPENSES	651-5023990	53.35	
PLYMATE	335083	01/29/19	OTHER EXPENSES	651-5023990	136.88	
PLYMATE	335083	01/29/19	OTHER RENTAL & LEASES	1110-4353099	36.74	
						505.08
QUENCH	335084	01/29/19	OTHER MAINT SUPPLIES	2201-4238900	44.00	
						44.00
R & T TIRE & AUTO - NOBLE	335085	01/29/19	TIRES & TUBES	2201-4232000	41.48	
						41.48
R E I REAL ESTATE SERVICE	335086	01/29/19	MONTHLY OPERATING EXPENSE	1206-4350900 102482	450.86	
R E I REAL ESTATE SERVICE	335086	01/29/19	OTHER CONT SERVICES	1208-4350900	58,926.06	
R E I REAL ESTATE SERVICE	335086	01/29/19	OTHER CONT SERVICES	1208-4350900	57,515.64	
R E I REAL ESTATE SERVICE	335086	01/29/19	OTHER CONT SERVICES	1208-4350900	58,926.06	
						175,818.62
READY REFRESH BY NESTLE	335087	01/29/19	09A0121975593	1801-4350900	55.89	
						55.89
RUNYON EQUIPMENT RENTAL	335088	01/29/19	OTHER EXPENSES	601-5023990	93.50	
RUNYON EQUIPMENT RENTAL	335088	01/29/19	UNIFORMS	2201-4356001	130.50	
RUNYON EQUIPMENT RENTAL	335088	01/29/19	UNIFORMS	2201-4356001	130.50	
RUNYON EQUIPMENT RENTAL	335088	01/29/19	NATURAL GAS	1206-4349000	31.50	
RUNYON EQUIPMENT RENTAL	335088	01/29/19	NATURAL GAS	1206-4349000	24.50	
						410.50
SAGAMORE NEWS MEDIA	335089	01/29/19	PUBLICATION OF LEGAL ADS	1801-4345500	125.70	
						125.70
SAGAMORE READY MIX LLC	335090	01/29/19	CEMENT	2201-4236200	1,317.00	
						1,317.00
SERVICE PIPE & SUPPLY INC	335091	01/29/19	OTHER EXPENSES	601-5023990	101.72	
SERVICE PIPE & SUPPLY INC	335091	01/29/19	OTHER EXPENSES	651-5023990	869.50	
						971.22
SEWER EQUIP CO OF AMERICA	335092	01/29/19	OTHER EXPENSES	651-5023990	180.17	
						180.17
STRAEFFER PUMP & SUPPLY I	335093	01/29/19	OTHER EXPENSES	601-5023990	1,798.08	
						1,798.08
THE OVERHEAD DOOR CO	335094	01/29/19	BUILDING REPAIRS & MAINT	2201-4350100	175.47	
						175.47
TOSHIBA BUSINESS SOLUTION	335095	01/29/19	EQUIPMENT MAINT CONTRACTS	2201-4351501	56.27	
						56.27
SHUCK'S WELDING & FABRICA	335096	01/29/19	REPAIR PARTS	2201-4237000	825.00	
						825.00
UPS	335097	01/29/19	OTHER EXPENSES	601-5023990	87.48	
UPS	335097	01/29/19	OTHER EXPENSES	651-5023990	43.84	
						131.32

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 22
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT	P.O.	INVOICE AMT	CHECK AMT
ULINE	335098	01/29/19	MAIL SORTER-STEEL 30 COMP	1110-R4463000	102422	735.00	
ULINE	335098	01/29/19	POSTAGE	1110-4342100		141.05	
							876.05
UTILITY SUPPLY CO INC.	335099	01/29/19	OTHER EXPENSES	601-5023990		175.00	
UTILITY SUPPLY CO INC.	335099	01/29/19	OTHER EXPENSES	651-5023990		175.00	
							350.00
VIVE EXTERIOR DESIGN	335100	01/29/19	A & D DISTRICT SNOW REMOV	2201-R4350900	101326	1,260.40	
VIVE EXTERIOR DESIGN	335100	01/29/19	ARTS/DESIGN SNOW REMOVAL	1206-4350900	102509	3,446.38	
VIVE EXTERIOR DESIGN	335100	01/29/19	ARTS/DESIGN SNOW REMOVAL	1206-4350900	102509	476.64	
VIVE EXTERIOR DESIGN	335100	01/29/19	SNOW REMOVAL A&D DISTRICT	2201-R4350900	101329	2,745.01	
VIVE EXTERIOR DESIGN	335100	01/29/19	SNOW REMOVAL A&D DISTRICT	2201-R4350900	101329	1,440.49	
							9,368.92
W A JONES TRUCK BODIES &	335101	01/29/19	REPAIR PARTS	2201-4237000		2,554.54	
W A JONES TRUCK BODIES &	335101	01/29/19	REPAIR PARTS	2201-4237000		1,848.88	
W A JONES TRUCK BODIES &	335101	01/29/19	REPAIR PARTS	2201-4237000		1,462.36	
							5,865.78
WAL-MART COMMUNITY	335102	01/29/19	OTHER MAINT SUPPLIES	2201-4238900		42.77	
							42.77
WEST SIDE TRACTOR SALES	335103	01/29/19	REPAIR PARTS	2201-4237000		79.11	
WEST SIDE TRACTOR SALES	335103	01/29/19	REPAIR PARTS	2201-4237000		645.44	
							724.55
WHITE'S ACE HARDWARE	335104	01/29/19	MISC SUPPLIES	1192-R4237000	102412	8.68	
							8.68
WORRELL CORPORATION	335105	01/29/19	OTHER EXPENSES	601-5023990		7,511.28	
WORRELL CORPORATION	335105	01/29/19	OTHER EXPENSES	651-5023990		7,511.28	
WORRELL CORPORATION	335105	01/29/19	OTHER EXPENSES	601-5023990		15.00	
							15,037.56
XYLEM WATER SOLUTIONS USA	335106	01/29/19	OTHER EXPENSES	651-5023990		212.00	
XYLEM WATER SOLUTIONS USA	335106	01/29/19	OTHER EXPENSES	651-5023990		9,604.00	
							9,816.00
CARMEL UTILITIES	335107	01/29/19	WATER & SEWER	2201-4348500		11.14	
CARMEL UTILITIES	335107	01/29/19	WATER & SEWER	1125-4348500		28.41	
							39.55
CITIZENS WESTFIELD	335108	01/29/19	272557716067	601-5023990		25.67	
CITIZENS WESTFIELD	335108	01/29/19	272557716068	601-5023990		14.06	
CITIZENS WESTFIELD	335108	01/29/19	272557716069	601-5023990		14.06	
CITIZENS WESTFIELD	335108	01/29/19	272557716066	601-5023990		29.54	
							83.33
DUKE ENERGY	335109	01/29/19	39303276010	651-5023990		183.38	
DUKE ENERGY	335109	01/29/19	89303276018	651-5023990		129.93	
DUKE ENERGY	335109	01/29/19	61703271013	651-5023990		60.40	
DUKE ENERGY	335109	01/29/19	35703705012	2201-4348000		15.93	
DUKE ENERGY	335109	01/29/19	38903706012	2201-4348000		17.92	
DUKE ENERGY	335109	01/29/19	28003692010	2201-4348000		17.87	
DUKE ENERGY	335109	01/29/19	41503871015	2201-4348000		29.93	
DUKE ENERGY	335109	01/29/19	98803769010	2201-4348000		44.49	
DUKE ENERGY	335109	01/29/19	30103704010	2201-4348000		84.90	
DUKE ENERGY	335109	01/29/19	35703663010	2201-4348000		17.00	
DUKE ENERGY	335109	01/29/19	49403863016	2201-4348000		170.90	
DUKE ENERGY	335109	01/29/19	70103890010	2201-4348000		394.34	
DUKE ENERGY	335109	01/29/19	50103890010	2201-4348000		328.60	
DUKE ENERGY	335109	01/29/19	36103734015	2201-4348000		18.36	
DUKE ENERGY	335109	01/29/19	71603731012	2201-4348000		14.96	
DUKE ENERGY	335109	01/29/19	41903744012	2201-4348000		29.66	
DUKE ENERGY	335109	01/29/19	11203687011	2201-4348000		18.29	
DUKE ENERGY	335109	01/29/19	ELECTRICITY	1125-4348000		10.17	
DUKE ENERGY	335109	01/29/19	ELECTRICITY	1125-4348000		14.00	
DUKE ENERGY	335109	01/29/19	ELECTRICITY	1125-4348000		348.20	

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 23
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
VERIZON WIRELESS	335110	01/29/19	CELL PHONE CHARGES	1110-R4344100 102420	3,451.31	1,949.23
ARAB TERMITE & PEST CONTR	335111	01/29/19	BUILDING REPAIRS & MAINT	110-4350100	52.00	3,451.31
DAVID BARRETT SR	335112	01/29/19	REPAIR PARTS	2201-4237000	43.00	52.00
BRIGHT HOUSE NETWORKS	335113	01/29/19	OTHER CONT SERVICES	1115-4350900	154.54	43.00
BRIGHT HOUSE NETWORKS	335113	01/29/19	WEB PAGE FEES	1110-4355400	164.00	
BRIGHT HOUSE NETWORKS	335113	01/29/19	CABLE SERVICE	1125-4349500	25.00	
BRIGHT HOUSE NETWORKS	335113	01/29/19	OTHER CONT SERVICES	1115-4350900	109.98	
SHANE BURNHAM	335114	01/29/19	EXTERNAL TRAINING TRAVEL	2200-4343002	16.00	453.52
CDW GOVERNMENT INC	335115	01/29/19	GENERAL PROGRAM SUPPLIES	1096-4239039	71.70	16.00
ALDWIN CASTANEDA	335116	01/29/19	OTHER EXPENSES	601-5023990	100.00	71.70
CENTRAL INDIANA HARDWARE	335117	01/29/19	BUILDING REPAIRS & MAINT	1093-4350100	35.10	100.00
CHARDON LABORATORIES INC	335118	01/29/19	BUILDING REPAIRS & MAINT	1093-4350100	250.00	35.10
CINTAS CORPORATION #18	335119	01/29/19	OTHER MAINT SUPPLIES	1093-4238900	604.67	250.00
CITIZENS ENERGY GROUP	335120	01/29/19	OTHER EXPENSES	601-5023990	19,834.21	604.67
WILLIE COLLINS	335121	01/29/19	CAR CLEANING	1110-4351100	10.00	19,834.21
COMMUNITY OCCUPATIONAL HE	335122	01/29/19	MEDICAL FEES	1081-4340700	141.00	10.00
CONSERV, INC.	335123	01/29/19	BUILDING REPAIRS & MAINT	1093-4350100	366.00	141.00
STEVE COOK	335124	01/29/19	OTHER EXPENSES	601-5023990	47.00	366.00
STEVE COOK	335124	01/29/19	OTHER EXPENSES	601-5023990	47.00	
ANDY CREASY	335125	01/29/19	OTHER EXPENSES	601-5023990	47.00	94.00
AARON DIETZ	335126	01/29/19	TRAVEL & LODGING	1110-4343003	26.00	47.00
ELLIS MECHANICAL & ELECTR	335127	01/29/19	OTHER CONT SERVICES	1093-4350900	4,121.25	26.00
ELLIS MECHANICAL & ELECTR	335127	01/29/19	BUILDING REPAIRS & MAINT	1093-4350100	599.00	
ELLIS MECHANICAL & ELECTR	335127	01/29/19	BUILDING REPAIRS & MAINT	1093-4350100	2,326.00	
ELLIS MECHANICAL & ELECTR	335127	01/29/19	BUILDING REPAIRS & MAINT	1093-4350100	492.20	
ELLIS MECHANICAL & ELECTR	335127	01/29/19	BUILDING REPAIRS & MAINT	1125-4350100	203.00	
ELLIS MECHANICAL & ELECTR	335127	01/29/19	2017-19 PREVENT MT-2017E	1125-R4350100 41582	100.00	
ELLIS MECHANICAL & ELECTR	335127	01/29/19	SERVICE MONON TUNNEL	1125-4350400 52366	1,752.58	
ENVIRONMENTAL LABORATORIE	335128	01/29/19	OTHER CONT SERVICES	1094-4350900	50.00	9,594.03
JENELL FAIRMAN	335129	01/29/19	OTHER CONT SERVICES	1801-4350900	85.00	50.00
JENELL FAIRMAN	335129	01/29/19	OTHER CONT SERVICES	1801-4350900	85.00	
RACHEL FINN	335130	01/29/19	OTHER CONT SERVICES	1801-4350900	7.39	170.00
RACHEL FINN	335130	01/29/19	OTHER CONT SERVICES	1801-4350900	2.99	
RACHEL FINN	335130	01/29/19	OTHER EXPENSES	855-5023990	10.18	
JAIMIE FOREMAN	335131	01/29/19	OTHER EXPENSES	601-5023990	47.00	20.56
						47.00

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 25
 acctpaylcrn

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
KIRBY RISK CORPORATION	335145	01/29/19	S110051352002	1206-4350900	24.33	
KIRBY RISK CORPORATION	335145	01/29/19	S110068349001	1206-4350900	324.84	
KIRBY RISK CORPORATION	335145	01/29/19	S110070937001	1206-4350900	300.74	
KIRBY RISK CORPORATION	335145	01/29/19	S110070937002	1206-4350900	367.91	
KIRBY RISK CORPORATION	335145	01/29/19	S110070937003	1206-4350900	67.61	
KIRBY RISK CORPORATION	335145	01/29/19	S110076376001	1206-4350900	800.70	
KIRBY RISK CORPORATION	335145	01/29/19	S110070937004	1206-4350900	64.68	
KIRBY RISK CORPORATION	335145	01/29/19	S110076376003	1206-4350900	578.15	
KIRBY RISK CORPORATION	335145	01/29/19	S110110581001	1206-4350900	421.14	
KIRBY RISK CORPORATION	335145	01/29/19	S110110581004	1206-4350900	11.52	
KIRBY RISK CORPORATION	335145	01/29/19	S110110581003	1206-4350900	23.04	
KIRBY RISK CORPORATION	335145	01/29/19	S110110581002	1206-4350900	-60.18	
KIRBY RISK CORPORATION	335145	01/29/19	S110110581006	1206-4350900	39.38	
KIRBY RISK CORPORATION	335145	01/29/19	S110110581005	1206-4350900	100.10	
KIRBY RISK CORPORATION	335145	01/29/19	S110110581008	1206-4350900	22.40	
KIRBY RISK CORPORATION	335145	01/29/19	S110110581007	1206-4350900	-18.02	
						22,397.57
MEDIA FACTORY	335146	01/29/19	PRINTING (NOT OFFICE SUP)	1125-4345000	37.50	
MEDIA FACTORY	335146	01/29/19	PRINTING (NOT OFFICE SUP)	1091-4345000	150.00	
						187.50
ERIC MEHL	335147	01/29/19	CELLULAR PHONE FEES	1091-4344100	50.00	
						50.00
MIDWEST PARENTING PUBLICA	335148	01/29/19	MARKETING & PROMOTIONS	1082-4341991	1,744.00	
						1,744.00
N C T R C	335149	01/29/19	OTHER PROFESSIONAL FEES	1091-4341999	105.00	
						105.00
NATIONAL RECREATION & PAR	335150	01/29/19	OTHER PROFESSIONAL FEES	1091-4341999	60.00	
NATIONAL RECREATION & PAR	335150	01/29/19	OTHER PROFESSIONAL FEES	1091-4341999	60.00	
						120.00
MIKE NORMAND	335151	01/29/19	CELLULAR PHONE FEES	1091-4344100	25.00	
						25.00
ON RAMP INDIANA INC	335152	01/29/19	INFO SYS MAINT/CONTRACTS	1125-4341955	616.00	
ON RAMP INDIANA INC	335152	01/29/19	INFO SYS MAINT/CONTRACTS	1081-4341955	132.00	
ON RAMP INDIANA INC	335152	01/29/19	INFO SYS MAINT/CONTRACTS	1091-4341955	399.50	
						1,147.50
JENNY OWENS-CRIPE	335153	01/29/19	GENERAL PROGRAM SUPPLIES	1096-4239039	113.70	
						113.70
PETTY CASH	335154	01/29/19	OTHER EXPENSES	601-5023990	122.71	
						122.71
PETTY CASH	335155	01/29/19	OTHER EXPENSES	651-5023990	155.00	
						155.00
PICKLEBALL CENTRAL	335156	01/29/19	GENERAL PROGRAM SUPPLIES	1092-4239039	174.99	
						174.99
RENNER NIXON BODY WORKS	335157	01/29/19	TRUCK 2181 BUMPER REPLACE	1125-R4351000 52169	786.95	
						786.95
REPUBLIC WASTE SERVICES O	335158	01/29/19	0761-004219200	1205-4350101	316.08	
						316.08
S & S CRAFTS WORLDWIDE IN	335159	01/29/19	GENERAL PROGRAM SUPPLIES	1081-4239039	246.65	
						246.65
JAMES SEMESTER	335160	01/29/19	CONTINUING ED REIMBURSEME	210-4357000 102569	185.00	
JAMES SEMESTER	335160	01/29/19	ORGANIZATION & MEMBER DUE	1110-4355300	130.00	
JAMES SEMESTER	335160	01/29/19	UNIFORMS	1110-4356001	241.74	
						556.74
JERRY SMITH	335161	01/29/19	OTHER EXPENSES	601-5023990	47.00	
						47.00
SOUTHERN ROCK RESTAURANTS	335162	01/29/19	109501152019DK	1081-4239039	60.00	
SOUTHERN ROCK RESTAURANTS	335162	01/29/19	109501152019DK	1081-4239039	55.99	
						115.99

SUNGARD PENTAMATION, INC.
 DATE: 01/29/2019
 TIME: 13:05:38

CITY OF CARMEL
 ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 26
 acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
BRIGHT HOUSE NETWORKS	335163	01/29/19	OTHER EXPENSES	601-5023990	68.95	
BRIGHT HOUSE NETWORKS	335163	01/29/19	0769262011719	1207-4344200	164.98	
						233.93
STERICYCLE INC	335164	01/29/19	SAFETY SUPPLIES	1125-4239012	110.95	
STERICYCLE INC	335164	01/29/19	OTHER CONT SERVICES	1094-4350900	43.89	
						154.84
SUNBELT RENTALS, INC.	335165	01/29/19	CHRISTKINDLMKT GENERATORS	1203-R4359003 102231	3,258.17	
SUNBELT RENTALS, INC.	335165	01/29/19	CHRISTKINDLMKT GENERATORS	1203-R4359003 102231	5,124.40	
SUNBELT RENTALS, INC.	335165	01/29/19	CHRISTKINDLMKT GENERATORS	1203-R4359003 102231	28,881.37	
SUNBELT RENTALS, INC.	335165	01/29/19	CHRISTKINDLMKT GENERATORS	1203-R4359003 102231	350.00	
						37,613.94
ANGELA VAWTER	335166	01/29/19	REFUNDS AWARDS & INDEMITY	1081-4358400	45.00	
						45.00
WNA SERVICES CO	335167	01/29/19	MARKETING & PROMOTIONS	1091-4341991	443.50	
						443.50
ANTHONY BASKERVILLE	335168	01/29/19	OTHER EXPENSES	301-5023990	44.20	
						44.20
MARIE DOAN	335169	01/29/19	OTHER EXPENSES	301-5023990	44.20	
						44.20
LANA M HOWARD	335170	01/29/19	OTHER EXPENSES	301-5023990	44.20	
						44.20
JEAN JUNKER	335171	01/29/19	OTHER EXPENSES	301-5023990	44.20	
						44.20
KAREN TAYLOR	335172	01/29/19	OTHER EXPENSES	301-5023990	44.20	
						44.20
SUZANNE MAKI	335173	01/29/19	OTHER EXPENSES	301-5023990	44.20	
						44.20
PAMELA BAKER	335174	01/29/19	OTHER EXPENSES	301-5023990	44.20	
						44.20
SUE WOLFGANG	335175	01/29/19	OTHER EXPENSES	301-5023990	44.20	
						44.20
NANCY L ZELLERS	335176	01/29/19	OTHER EXPENSES	301-5023990	132.60	
						132.60
EDWARD GAUTHIER	334742	01/25/19	TRAVEL PER DIEMS	911-4343004	672.05	
						672.05
TROY SMITH	334777	01/25/19	TRAVEL PER DIEMS	911-4343004	682.50	
						682.50
HOUSTON K9 ACADEMY LLC	334787	01/25/19	ANIMAL SERVICES	911-4357600	19,107.50	
						19,107.50
EAN SERVICES, LLC	334890	01/25/19	AUTOMOBILE LEASE	911-4352600	853.30	
						853.30
LENS EQUIPMENT	335003	01/25/19	TASK FORCE EQUIPMENT	911-4467001	419.00	
						419.00
EDWARD GAUTHIER	334742	01/25/19	TRAVEL & LODGING	911-4343003	343.70	
						343.70

SUNGARD PENTAMATION, INC.
DATE: 01/29/2019
TIME: 13:05:38

CITY OF CARMEL
ACCOUNTS PAYABLE - VOUCHER REGISTER

PAGE NUMBER: 27
acctpaylcrm

VENDOR NAME	CHECK NO	DATE	DESCRIPTION	KEY ORGAN-ACCOUNT P.O.	INVOICE AMT	CHECK AMT
				TOTAL HAND WRITTEN CHECKS		.00
				TOTAL COMPUTER-WRITTEN CHECKS	2,432,505.29	
			TOTAL WRITTEN CHECKS	2,432,505.29		

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND INVOICES OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.

CLERK TREASURER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 27 PAGES, AND EXCEPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF 2,432,505.29 DATED THIS _____ DAY OF _____, _____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____ AYES AND _____ NAYS.

PRESIDING OFFICER

COUNCIL PRESIDENT

ATTEST:

CLERK-TREASURER

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER

Name	Num	Date	Description	Account	Check Amount
Angus Systems Group Inc.	10141	01/16/2019	Mohawk Landings -fees	902-4341900	28.80
Vectren Energy Delivery	10142	01/16/2019	Mohawk Landings -fees	902-4341900	144.94
Integrated Facility Services, LLC	10143	01/16/2019	Mohawk Landings -fees	902-4341900	151.25
Lauth Property Group LLC	10144	01/23/2019	Mohawk Landings -fees	902-4341900	12.54
Lauth Property Group LLC	10145	01/23/2019	Mohawk Landings -fees	902-4341900	28.79
Carmel Utilities	10146	01/23/2019	Mohawk Landings -fees	902-4341900	164.56
					\$ 530.88

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND INVOICES OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.

 CLERK TREASURER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 1 PAGES, AND EXECPT FOR VOUCHERS NOT ALLOWED AS SHOWN ON THE REGISTER, SUCH VOUCHERS ARE ALLOWED IN THE TOTAL AMOUNT OF \$ 530.88 DATED THIS ____ DAY OF _____, ____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF ____ AYES AND ____ NAYS.

 PRESIDING OFFICER

 COUNCIL PRESIDENT

ATTEST:

 CLERK TREASURER

City of Carmel
ACCOUNTS PAYABLE-VOUCHER REGISTER FOR PURCHASE CARD

VENDOR	PAYMENT DATE	DEPT.	ACCOUNT	MERCHANT NAME	POSTING DATE	TRANSACTION AMOUNT
FIFTH THIRD BANK	2/4/2019	1203	4359300	AMZN MKTP US MB3EG6JO1	01/10/2019	149.95
FIFTH THIRD BANK	2/4/2019	1203	4359300	AMAZON.COM MB4CY0J01	01/10/2019	245.20
FIFTH THIRD BANK	2/4/2019	210	4357000	AMERICAN AIRLINES	01/10/2019	241.01
FIFTH THIRD BANK	2/4/2019	1203	4359300	EDDIE BAUER 036	01/09/2019	188.46
FIFTH THIRD BANK	2/4/2019	1160	4239002	AMAZON.COM MB1VA0380	01/09/2019	313.20
FIFTH THIRD BANK	2/4/2019	1203	4230200	AMAZON.COM M223T0WY2	01/09/2019	53.31
FIFTH THIRD BANK	2/4/2019	1203	4463100	AMZN MKTP US M20TX4WN2	01/09/2019	43.98
FIFTH THIRD BANK	2/4/2019	210	4357000	NU CPS REGISTRATION	01/09/2019	350.00
FIFTH THIRD BANK	2/4/2019	1203	4359300	EDDIE BAUER 950	01/09/2019	188.46
FIFTH THIRD BANK	2/4/2019	1203	4359300	EDDIE BAUER 950	01/08/2019	478.98
FIFTH THIRD BANK	2/4/2019	1203	4359300	EDDIE BAUER 950	01/08/2019	376.92
FIFTH THIRD BANK	2/4/2019	1203	4359300	EDDIE BAUER 950	01/07/2019	667.44
FIFTH THIRD BANK	2/4/2019	1201	4343002	SOUTHWEST AIRLINES	01/07/2019	25.00
FIFTH THIRD BANK	2/4/2019	1201	4343002	SOUTHWEST AIRLINES	01/07/2019	25.00
FIFTH THIRD BANK	2/4/2019	1201	4343002	SOUTHWEST AIRLINES	01/07/2019	325.96
FIFTH THIRD BANK	2/4/2019	210	4357000	2019 LEIU/IALEIA ANNUA	01/04/2019	900.00
FIFTH THIRD BANK	2/4/2019	1110	4355300	NLPOA	01/04/2019	60.00
FIFTH THIRD BANK	2/4/2019	1110	4355300	NLPOA	01/04/2019	60.00
FIFTH THIRD BANK	2/4/2019	1203	4359300	SQU SQ SALVAGE & CO.	12/28/2018	973.20
FIFTH THIRD BANK	2/4/2019	1203	4359003	LANDS END BUS OUTFITTE	12/27/2018	1,791.92
FIFTH THIRD BANK	2/4/2019	1203	4359300	PAYPAL AAKITCHENS	12/21/2018	3,599.85
FIFTH THIRD BANK	2/4/2019	1110	4357600	TRACTOR-SUPPLY-CO #043	12/20/2018	649.98
FIFTH THIRD BANK	2/4/2019	1203	4359300	AMZN MKTP US M22TV5AD2	12/20/2018	792.00
FIFTH THIRD BANK	2/4/2019	1203	4359300	FAROUTAWARDS	12/19/2018	145.00
FIFTH THIRD BANK	2/4/2019	1203	4344100	AMAZON.COM M22AB7FK2	12/18/2018	37.46
FIFTH THIRD BANK	2/4/2019	210	4357000	AMERICAN AIRLINES	12/14/2018	551.30
FIFTH THIRD BANK	2/4/2019	1203	4359300	KROGER #959	12/14/2018	720.00
						12,618.70

I HEREBY CERTIFY THAT EACH OF THE ABOVE LISTED VOUCHERS AND INVOICES OR BILLS ATTACHED THERETO, ARE TRUE AND CORRECT AND I HAVE AUDITED SAME IN ACCORDANCE WITH IC 5-11-10-1.6.

 CLERK TREASURER

WE HAVE EXAMINED THE CLAIMS LISTED ON THE FOREGOING ACCOUNTS PAYABLE VOUCHER REGISTER, CONSISTING OF 1 PAGES, AND EXECPT FOR VOUCHERS NOT DATED THIS _____ DAY OF _____, _____ PASSED BY THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA BY A VOTE OF _____ AYES AND _____ NAYS.

 COUNCIL PRESIDENT

 PRESIDING OFFICER

ATTEST:

 CLERK TREASURER

Carmel Redevelopment Commission

STRATEGIC HIGHLIGHTS

- Construction progressing for Proscenium, Midtown West, and Midtown South
- Approved CMc contract for south façade of Monon and Main garage work

The following highlights represent unrestricted funds available to the CRC to work its mission. Total savings at month-end were \$5,797,494. Savings are considered restricted and are in addition to the ending balance noted below.

December Beginning Balance	\$	955,300
December Revenues	\$	13,107,916
December Expenditures	\$	12,267,699
December Ending Balance	\$	1,537,701

LOOKING AHEAD

- Completion of Midtown West garage
- Completion of new CRC office
- Finalize GMP for south façade of Monon and Main garage work
- Issue RFP of PNC Bank and adjacent property

FINANCIAL STATEMENT

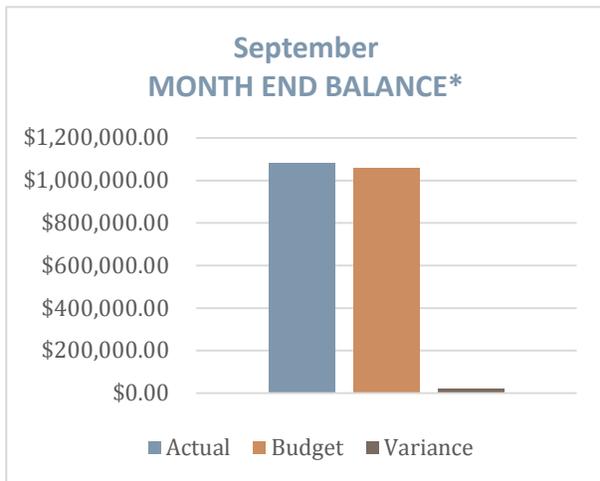
Financial Statement

DECEMBER MONTH-END FINANCIAL BALANCE

Ending Balance without Restricted Funds *	\$ 1,537,700.89
Ending Balance with Restricted Funds	\$ 8,212,993.50

SUMMARY OF CASH

For the Month Ending December, 2018



DESCRIPTION	ACTUAL	MONTHLY PROJECTION	VARIANCE
Cash Balance 12/1/18			
1101 Cash	\$ 729,090.93	\$ 729,090.93	\$ -
1110 TIF	\$ 226,208.99	\$ 226,208.99	\$ -
Total Cash	\$ 955,299.92	\$ 955,299.92	\$ -
Receipts			
1101 Cash	\$ 415,037.32	\$ 371,949.84	\$ 43,087.48
1110 TIF	\$ 13,504,086.89	\$ 13,504,086.89	\$ -
Developer Payments	\$ (856,739.08)	\$ (832,347.47)	\$ (24,391.61)
Transfer to SRF	\$ 45,530.77	\$ (2,836.42)	\$ 48,367.19
Total Receipts	\$ 13,107,915.90	\$ 13,040,852.84	\$ 18,695.87
Disbursements			
1101 Cash	\$ 257,816.43	\$ 205,649.17	\$ (52,167.26)
1110 TIF	\$ 12,267,698.50	\$ 12,255,038.50	\$ (12,660.00)
Total Disbursements	\$ 12,525,514.93	\$ 12,460,687.67	\$ (64,827.26)
1101 Cash	\$ 886,311.82	\$ 895,391.60	\$ (9,079.78)
1110 TIF	\$ 651,389.07	\$ 640,073.49	\$ 11,315.58
Cash Balance 12/31/18	\$ 1,537,700.89	\$ 1,535,465.09	\$ 2,235.80
Total Usable Funds	\$ 1,537,700.89	\$ 1,535,465.09	\$ 2,235.80

FINANCIAL STATEMENT

FUND BALANCES AND OUTSTANDING RECEIVABLES

As of month-end December, 2018

<u>RESTRICTED FUNDS</u>	
Reserve Fund	\$502,834
Civic Rent Reserve	\$803,454
Supplemental Reserve Fund	\$4,491,206
Sub-total:	<u>\$5,797,494</u>
<u>RESTRICTED FUNDS HELD BY BOND TRUSTEES</u>	
Liquidity Reserve for Midtown West Bond (1)	\$877,798
Sub-total:	<u>\$877,798</u>
<u>UNRESTRICTED FUNDS</u>	
TIF	\$651,389
Non TIF	\$886,312
Sub-total:	<u>\$1,537,701</u>
Total Funds	<u>\$8,212,994</u>
<u>OUTSTANDING RECEIVABLES</u>	
Reimbursement of Project Blue invoices (2)	\$15,643
Initial Energy Consumption Fee for The Mezz	<u>\$519,616</u>
TOTAL OUTSTANDING RECEIVABLES	<u>\$535,260</u>

(1) \$877,798.30 is being held by the trustee of the Midtown West Bonds to temporarily fund the debt service reserve. Once the Midtown West garage is complete and the lease commences, a Build America Mutual surety will kick-in and the \$877,798.30 will be reverted back to the CRC Supplemental Reserve Fund.

(2) Amounts due are the professional service invoices paid to date by the CRC in regards to the potential Project Blue development as per the reimbursement agreement with 4148 96th Street LLC.

STATEMENT OF CHANGES IN EQUITY

MONTH END: DECEMBER 2018

DESCRIPTION	REVENUE	EXPENSES
Total Receipts (TIF)	\$12,692,879	
Total Receipts (Non-TIF)	\$415,037	
Expenditures (TIF)		\$12,267,699
Expenditures (Non-TIF)		\$257,816

FINANCIAL UPDATE

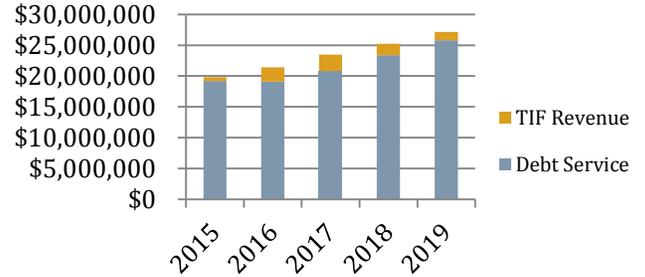
Financial Update

TIF REVENUE AND DEBT

Projected 2019 TIF revenue available for CRC use is \$ 27,118,689.

DEBT PAYMENTS

Month	Payment
June 2018 (actual)	\$12,893,576
December 2018 (est.)	\$12,893,478



CRC CONSTRUCTION IN PROGRESS – 2016 CITY BONDS

2016 COIT Bond

Vendor	Project/Services	Contract Amount	Paid to Date	Amount Remaining	% Complete
Gehl Studio	Conceptual Design for Monon and Rangeline	\$170,200.00	\$170,174.38	\$25.62	100%
CAA Properties, LLC	30 E Main Street - property acquisition	747,066.49	747,066.49	0.00	100%
Meyer & Harbison LLC	582 S Rangeline Rd. - property acquisition	609,692.11	609,692.11	0.00	100%
Rundell Ernstberger Assoc.	Prelim design for Monon Trail urban section	1,857,800.00	1,791,479.74	66,320.26	93%
C.H. Garmong Construction	Midtown South Garage Detention	1,637,892.00	1,637,892.00	0.00	100%
PNC Bank	21 N Rangeline Rd - property acquisition	<u>2,520,711.60</u>	<u>2,520,711.60</u>	0.00	<u>100%</u>
2016 COIT Bond Total		<u>\$7,543,362.20</u>	<u>\$7,477,016.32</u>	<u>\$66,345.89</u>	<u>99%</u>
		Bond Proceeds assigned to CRC	Paid to Date	Proceeds Balance	Balance including Obligations
		<u>\$10,665,892.00</u>	<u>\$7,477,016.32</u>	<u>\$3,188,875.68</u>	<u>\$3,122,529.79</u>

FINANCIAL UPDATE

2016 TIF Bond

<u>Vendor</u>	<u>Project/Services</u>	<u>Contract Amount</u>	<u>Paid to Date</u>	<u>Amount Remaining</u>	<u>% Complete</u>
F.A. Wilhelm Construction	Park East Garage - 5th deck	\$2,598,314.00	\$2,598,314.00	\$0.00	100%
12156 Meridian Associates LLC	Monon and Main Property Acquisition	1,615,330.00	1,615,330.00	0.00	100%
First Avenue Property LLC	20 1 st Ave. NE – Property Acquisition	800,365.00	800,365.00	0.00	100%
Karen Jacobs	40 1 st Ave. NE – Property Acquisition	451,727.50	451,727.50	0.00	100%
Rundell Ernstberger Assoc.	Monon Plaza design and construction administration	280,750.00	252,513.25	28,236.75	90%
Indianapolis Signworks	Tarkington garage signage	169,868.23	169,868.23	0.00	100%
Otto's Parking	Restriping of Tarkington Garage	10,957.00	10,957.00	0.00	100%
Hagerman Construction	Tarkington garage trash room modification	22,400.00	22,400.00	0.00	100%
C.H Garmong Construction	Monon and Main garage (Balance of Contract)	667,557.78	577,772.44	89,785.34	87%
SCS Construction	Construction of Christkindlmarkt Cottages	500,000.00	500,000.00	0.00	100%
Brandt Construction	Center Green Improvements	<u>2,990,000.00</u>	<u>2,990,000.00</u>	<u>0.00</u>	<u>100%</u>
	2016 CRC Bond Total	<u>\$10,107,269.51</u>	<u>\$9,989,247.42</u>	<u>\$118,022.09</u>	<u>99%</u>
	Bond Proceeds	Paid to Date	Proceeds Balance	Balance including Obligations	
	<u>\$12,103,000.00</u>	<u>\$9,989,247.42</u>	<u>\$2,113,752.58</u>	<u>\$1,995,730.49</u>	

FINANCIAL UPDATE

Midtown West Bond

<u>Vendor</u>	<u>Project/Services</u>	<u>Contract Amount</u>	<u>Paid to Date</u>	<u>Amount Remaining</u>	<u>% Complete</u>
Midtown Capital Partners, LLC	Midtown West Parking Garage Costs	\$11,350,696.44	\$9,557,983.38	\$1,792,713.06	82%
	Midtown West Bond Total	<u>\$11,350,696.44</u>	<u>\$9,557,983.38</u>	<u>\$1,792,713.06</u>	<u>82%</u>
	Bond Proceeds	Paid to Date	Proceeds Balance	Balance including Obligations	
	<u>\$11,350,696.44</u>	<u>\$9,557,983.38</u>	<u>\$1,792,713.06</u>	<u>\$0.00</u>	

PROJECT UPDATES

Project Updates

CITY CENTER

Developer Partner: Pedcor Companies

Allocation Area: City Center

Use: Mixed-Use

Project Summary: Mixed Use development, multiple buildings

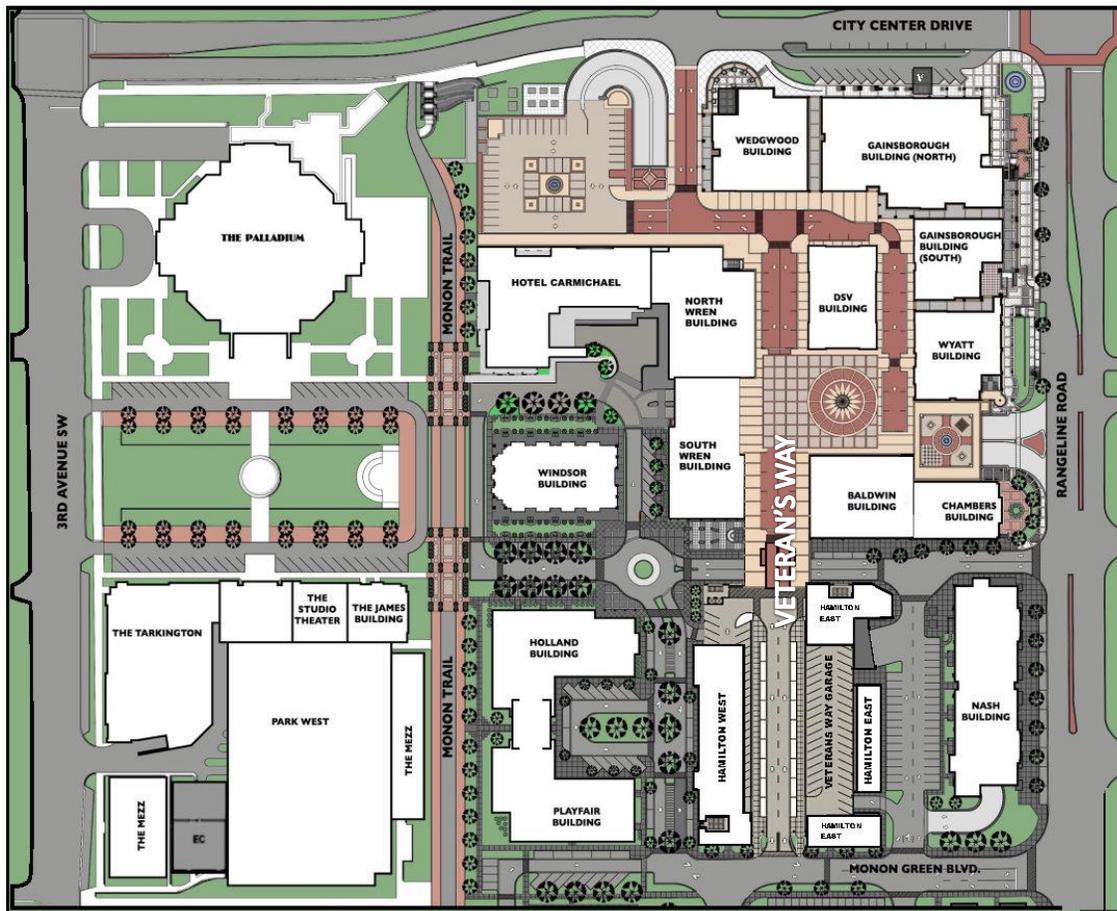


Figure 1 City Center Master Plan, provided by Pedcor City Center Development Company

PROJECT UPDATES

1) Project Status – *(changes noted below.)*

CRC Contract Amounts:

City Center Bond: \$ 16,214,875.00

2016 TIF Bond: \$ 2,598,314.00 (5th Floor of Park East garage)

Site Construction Contract Amounts: \$1,442,962 – Smock Fansler, contractor - Complete

Veterans Way Extension Project Amounts: \$3,403,000 – Hagerman, contractor – Complete

Parcel 73 Site work: \$149,600 – Smock Fansler, contractor

PROJECT	USE	PROJECT DATES	DESIGN RENDERINGS PROVIDED BY PEDCOR
Veterans Way Garage	<p>A five-story parking structure with 735 parking spaces</p> <p>Open to the public on 9/22/17</p>	<p>Completed in May 2017</p> <p>Contract Amt. \$13,954,683</p>	
Baldwin/Chambers	<p>A four story building, of approximately 64,000 square feet, which will include luxury apartments and commercial retail/office space.</p> <p>Approx. 26 Apartments</p> <p>Hagerman is the contractor.</p>	<p>Completed in June 2018</p>	
Pedcor Office 5	<p>A two story building, of approximately 20,000 square feet, which will include office space.</p>	<p>Start: Fall 2015</p> <p>Completed Q4 2017</p>	<p>Tenants have moved into the new building</p>

PROJECT UPDATES

<p>Kent</p>	<p>A three story building, of approximately 111,000 square feet of luxury apartments.</p> <p>Site drawings were approved by the CRC Architectural Committee.</p>	<p>Start: Summer 2018</p>	<p>Site Construction – Start: Spring 2018 Site Work Awarded – Spring 2018 Building Construction – Start: Summer 2018 Site Work has commenced</p>	
 <p><small>The Kent - NORTHEAST PERSPECTIVE</small></p>	<p>Hamilton (Park East commercial/residential buildings)</p>	<p>Drawings for Hamilton East have been approved by the CRC Architectural Committee.</p>	<p>Start: Summer 2018</p>	<p>Hamilton East - Construction commenced: Summer 2018 Hamilton West – Under Design</p>
<p>Holland</p>	<p>A five story building, of approximately 63,000 square feet, which will include luxury apartments and commercial retail/office space.</p>	<p>Est. Start: 2018</p> <p>Approx. 51 Apartments</p>	<p>Under Design</p>	
<p>Playfair</p>	<p>A five story building, of approximately 63,000 square feet, which will include luxury apartments and commercial retail/office space.</p>	<p>Est. Start: 2018</p> <p>Approx. 48 Apartments</p>	<p>Under Design</p>	
<p>Windsor</p>	<p>A four story building, of approximately 64,000 square feet.</p>	<p>Est. Start: 2018</p>	<p>Design has not started.</p>	
<p>Wren</p>	<p>A seven story building of approximately 88,000 square feet, which will include luxury apartments and commercial office/retail space.</p> <p>Design has not started.</p>	<p>Est. Start: 2019</p>		

PROJECT UPDATES

Eastern Motor Court Site	A building, of approximately 76,000 to 91,000 square feet, which will include luxury apartments and commercial office/retail space designed so that in the future it could be in whole, or in part, converted to hotel rooms and/or hotel amenities.	Design has not started but will likely change due to the hotel project.	
Hotel (see section below)	A boutique hotel with 122 rooms	Start: 2018 Completion: Q2 2020	CRC has hired a project manager, branding consultant, and architect to begin design and planning of the hotel. Financing is proceeding.

Note: All completion dates indicated above are per the Completion Guaranties executed between the CRC and Pedcor. Should Pedcor miss these dates they are obligated to cover the debt obligations.

2) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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3) CRC Commitments

An overview of commitments has been uploaded to the CRC website.

Most significantly, the CRC committed to publicly bid a four-story parking garage with not less than 620 parking spaces which has been completed and is available for public use. The CRC also commits to coordinate any significant site plan changes requested by Pedcor with City Council.

PROJECT UPDATES

HOTEL CARMICHAEL – CITY CENTER

- 1) Developer Partner(s): Pedcor
- 2) Economic Development Area: City Center
- 3) Project Summary: 4-4.5 Star Boutique Hotel
 - 1) 122 Room/Key count
 - 2) Approximately 100,000 in gross square feet of hotel space
 - 3) Approximately 5,500 gross square feet of meeting area available
 - 4) Restaurant, Club, Bar, and Lounge facilities available with views of the Palladium and the Monon Trail

Total project budget: \$41,000,000

4) Anticipated Project Schedule

Design Start	2017
Construction Start	2018
Construction Complete (tentative)	2020

- 5) Construction Milestones:
- 6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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7) CRC Commitments

The CRC will be involved with development and construction of the hotel building.



PROJECT UPDATES



PROSCENIUM

- 1) Developer Partner(s): Anderson Birkla
- 2) Economic Development Area: 126th Street
- 3) Project Summary: Mixed-use development, multiple buildings.
 - 1) 224 Apartments
 - 2) Approx. 140,000 SF of office and retail space
 - 3) Approx. 654 parking spaces (public and private)

Total project budget: \$60,000,000

4) Anticipated Project Schedule

Design Start	2016
Construction Start	2018
Construction Complete (tentative)	2020

5) Construction Milestones: Demolition is complete.

6) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
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7) CRC Commitments

No commitments by the CRC have been made.

The City will be relocating and burying Duke Energy’s transmission line and completing road improvements adjacent to the development.

PROJECT UPDATES

MIDTOWN EAST

- 1) Developer Partner(s): Old Town Development / Ambrose/ JC Hart
- 2) Economic Development Area: Old Town
- 3) Project Summary: Mixed-use development, multiple buildings.
Secured Tenants: Allied Solutions and FC Tucker

- 4) Total project budget: \$70,000,000

Bond Proceeds:

Phase 1 - \$9,371,465.73

Phase 2 - \$6,250,000.00

CRC Contracts Amount:

North Garage - \$9,137,000.00

South Garage - \$5,200,000.00

- 5) Anticipated Project Schedule

Allied Building	Complete Oct. 2017
Midtown North Garage	Complete Oct. 2017
Sun King Building	Complete Summer 2018
Midtown South Garage	Complete Summer 2018
Midtown South Office	Complete Summer 2018
Midtown Flats Apartments	Est. Completion 2019

- 6) Construction Milestones: North Garage Complete; South Garage Complete; South Office Complete; South Apartments - foundations and podium complete, erecting wood structure

- 7) CRC Commitments

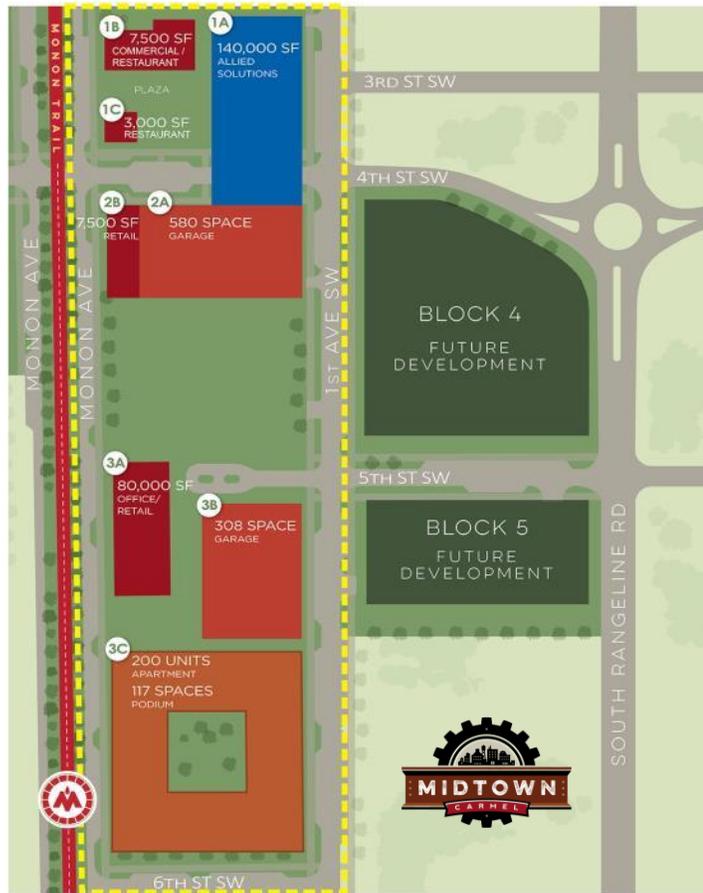
- Build public plaza.
- Build two public parking garages with TIF proceeds.
- The City will be relocating and burying Duke Energy's transmission line, completing road and Monon improvements.

- 8) Council and/or CRC Action Items

ACTION ITEM

CITY COUNCIL

CRC



PROJECT UPDATES

MIDTOWN WEST

- 1) Developer Partner(s): Barrett & Stokely, Merchants Bank of Indiana
- 2) Economic Development Area: Old Town
- 3) Project Summary: Mixed-use development, multiple buildings.
- 4) Total project budget: \$54,000,000 - 60,000,000
 Bond Proceeds: \$11,100,000 approx.
 Secured Tenants: Merchants Bank



5) Anticipated Project Schedule

TIF Request	2017
Design Start	2016
Construction Start	2018

- 6) Construction Milestones: Closed on land sale on September 26, 2016, Elm (4th) Street construction complete from 3rd Ave. to Range Line Road, Developer installing foundations, utility relocation.
- 7) CRC Commitments
 Construct Elm (4th) Street SW right-of-way
 Construct Monon right-of-way improvements, including Monon Blvd. South. Developer will reimburse part of the cost of construction for Monon Blvd. South roadway and sidewalk.
- 8) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC

PROJECT UPDATES

MONON & MAIN

- 1) Developer Partner(s): Monon and Main, LLC
- 2) Economic Development Area: Old Town
- 3) Project Summary: Restaurant (12,000 sq. ft.), Seven townhomes (3,000 sq. ft.), office (40,000 sq. ft.), parking garage (200 parking spaces).
- 4) Total project budget: \$20,000,000
- 5) Anticipated Project Schedule

TIF Request	2016
Design Start	2016
Construction Start	Spring 2017
Construction Complete	Summer 2018



- 6) Construction Milestones: Steel structure erected, Garage precast erected, buildings closed in, masonry starting on exterior, beginning work on interior, restaurant construction complete
- 7) CRC Commitments
Fund parking garage with TIF installment contract, Construct Monon Boulevard, Purchase ROW and garage parcel, design and build upgraded south façade of garage
- 8) Council and/or CRC Action Items

ACTION ITEM	CITY COUNCIL	CRC
-------------	--------------	-----

PROJECT UPDATES

MONON - URBAN SECTION

- 1) Project Summary: Project Summary: Monon enhancements in the urban section, between 1st Street NW and City Center Drive – including Arts & Design District and Midtown.
- 2) Total project budget: \$20-23 million

- 3) Anticipated Project Schedule

Design Start	2016
Construction Start	September 2017

- 4) The design team, Rundell Ernstberger, along with Crossroads Engineering, is currently working on construction documents for the Monon Plaza and Phase 2. Bids were opened and the project awarded to White Construction. Phase 1 will include the north and southbound boulevard and the sidewalks on either side from Main Street to the new 4th Street. Midtown Plaza awarded in May 2018 and Phase 2 bid out in May 2018.



Respectfully submitted,

CRC Staff
Carmel Redevelopment Commission/Department
January 29, 2019
Prepared for David Bowers and Kevin Rider
-End Report-

CARMEL CLAY PUBLIC LIBRARY



CONNECT | DISCOVER

Our Mission: to inspire lifelong discovery, facilitate collaboration, and connect people with resources.

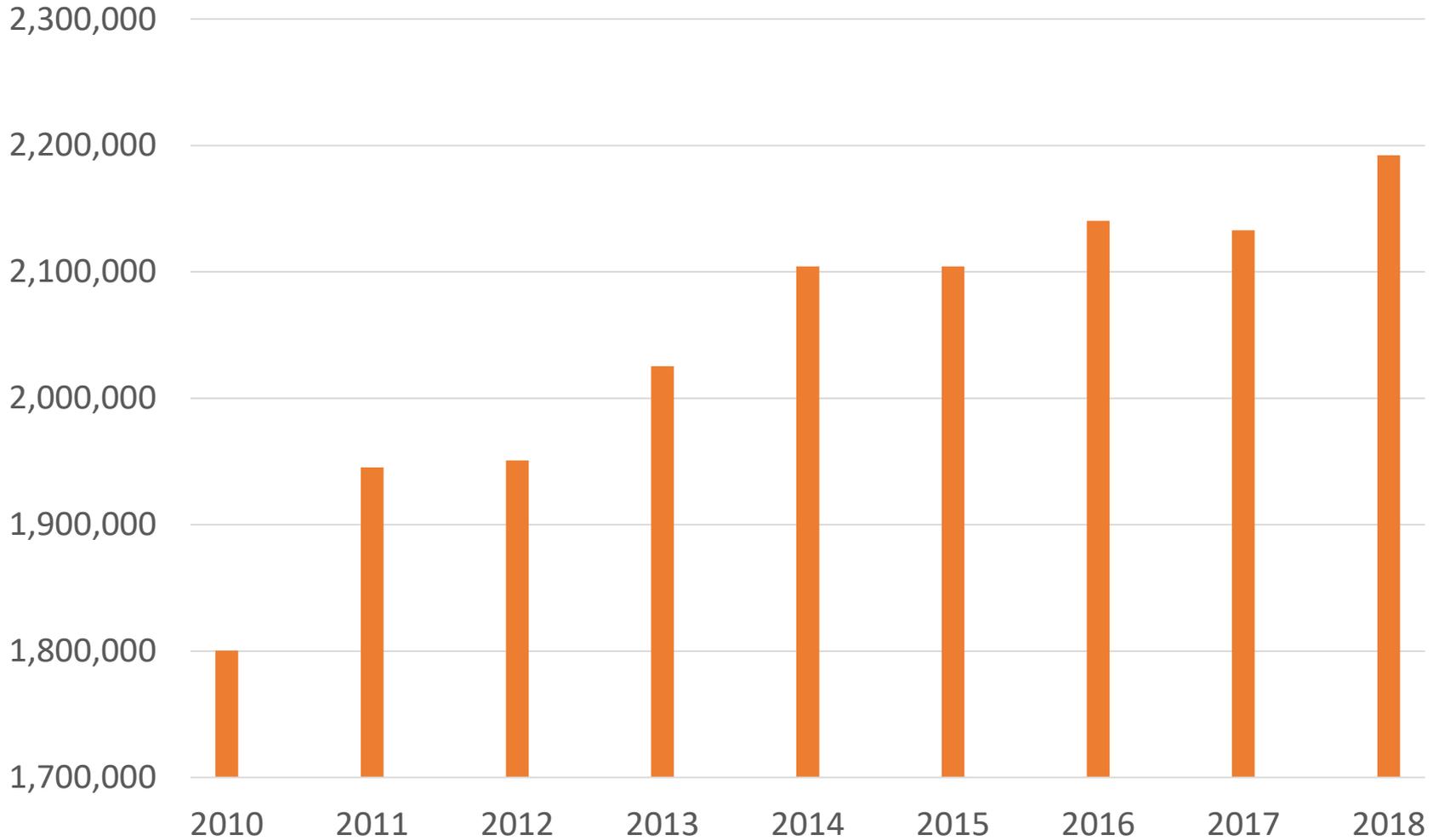
Strategic Plan 2017-2019

The Carmel Clay Public Library
will...

- ...enhance our award-winning services.
- ...meet our community where they are.
- ...serve as a catalyst for learning, creating, discovering, and sharing.
- ...build partnerships to make a difference in people's lives.

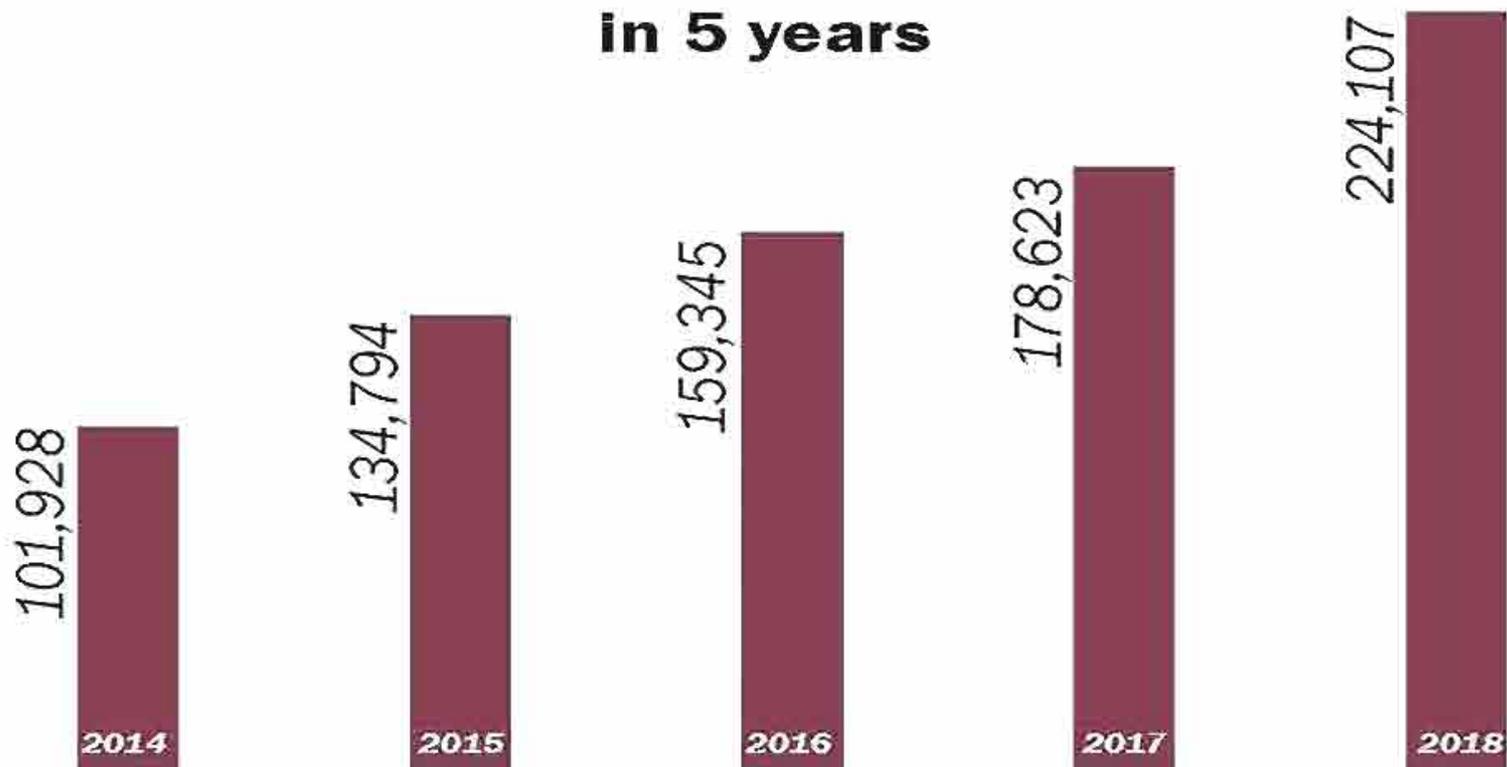


Circulation



Digital checkouts account for
10% of total circulation

Digital checkouts have
more than doubled
in 5 years



Hoopla

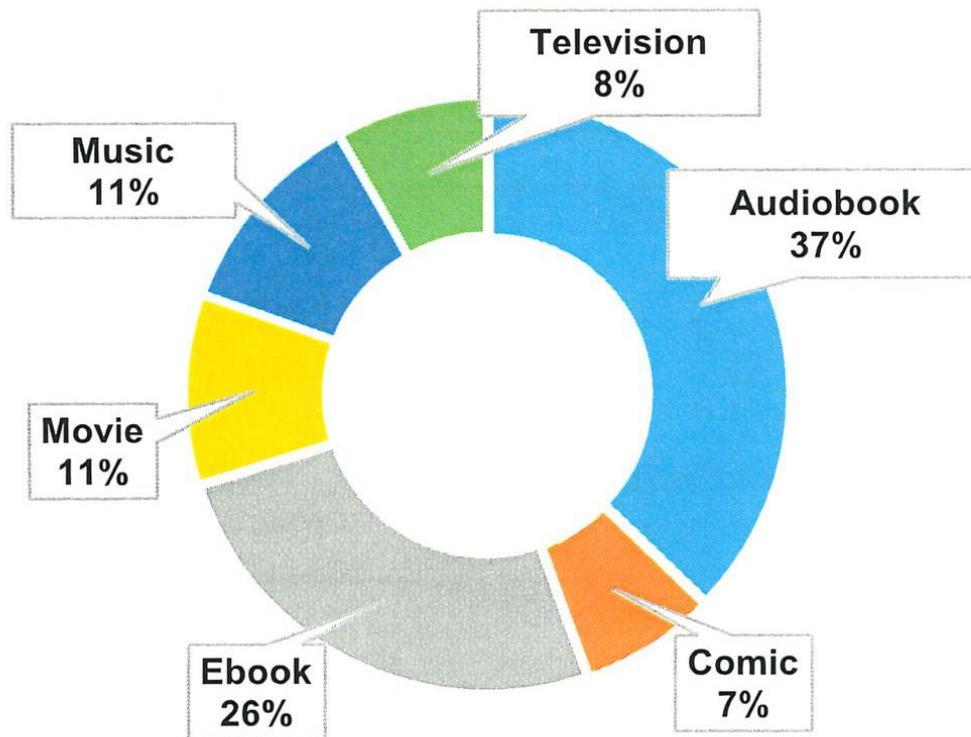
- 28,198 Circulation
- 2,718 patrons
- 18.2 circs per patron

Coming soon...

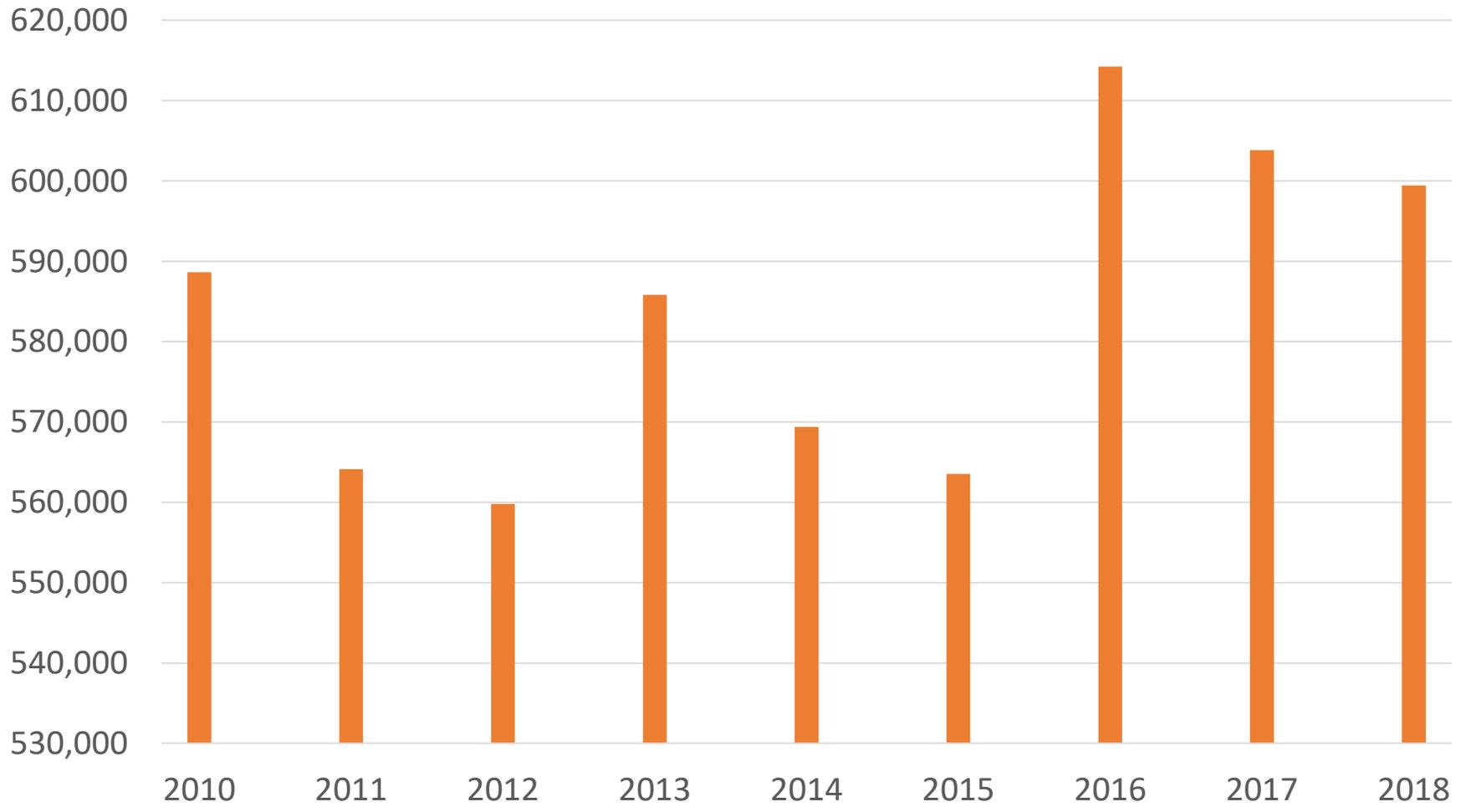
kanopy

70% of titles circulated were eBooks,
Audiobooks & Comics

Titles Circulated by Format

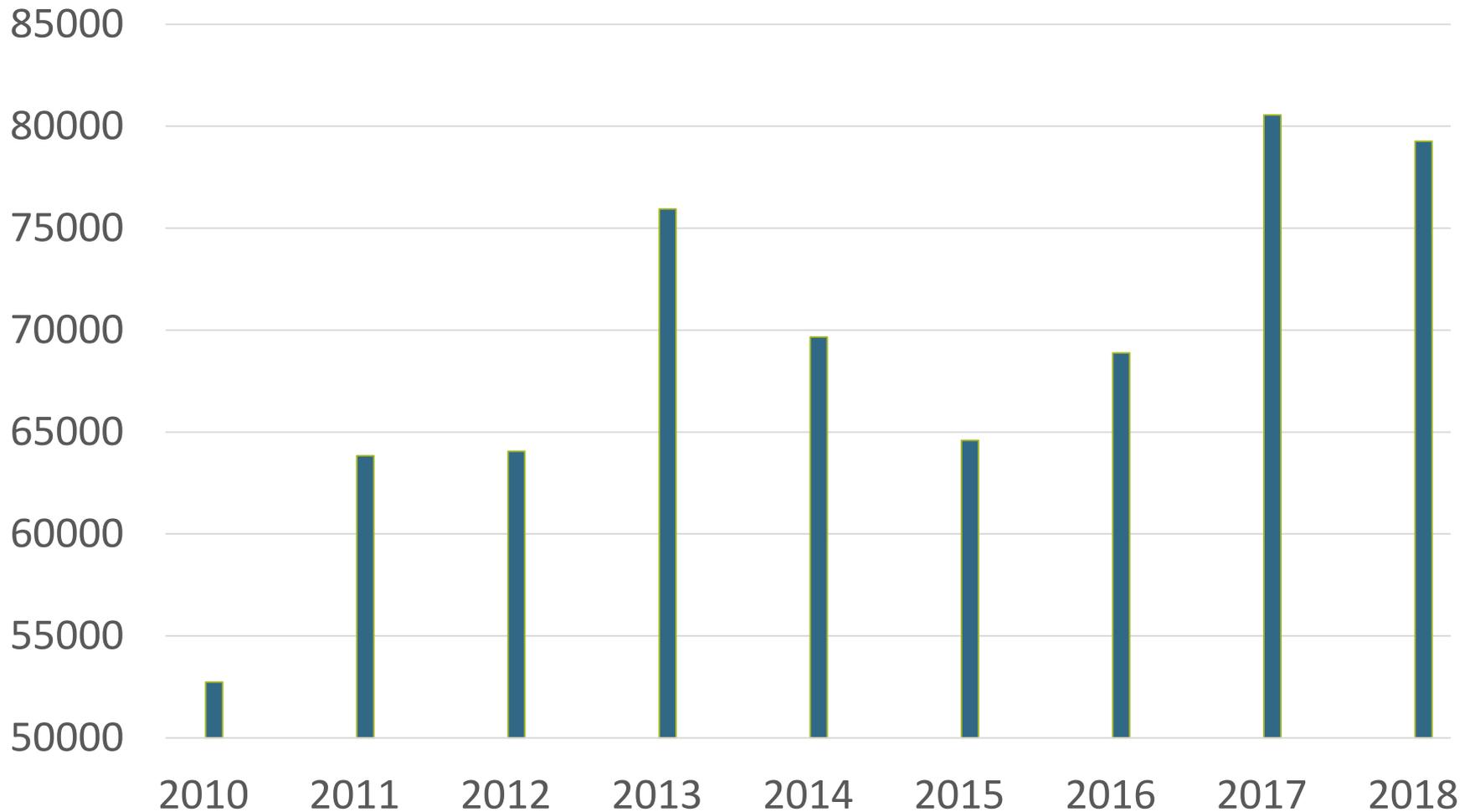


Visits



Program Attendance:

2,200 programs offered in 2018





SEED LIBRARY

The Seed Library is a collection of open-pollinated and heirloom seeds that any resident of Hamilton County with a valid library card from his or her home library can borrow to plant at home.

The Seed Library was used by patrons nearly 4,000 times in 2018.

SUPPORTED BY



Children & Youth Services



Snapshot of 2018:

- 298 school collaborations with 11 elementary schools with **1,482** in attendance
- 610 outreach programs with **19,847** in attendance.
- 1,122 in-house programs with **37,897** in attendance
- Total programs attendance: **57,744**





Challenges are organized into nine different categories: Circuitry, Coding, Global, Logic, Music, Robotics, Science, Video, Words

Available Challenges: 154

Challenges Completed: 1,410

Four Levels:

- Hoosier
- Tourist
- Explorer
- World Traveler

Nine staff members to help

402 users have registered and participated in the STEAM activities of the new space.

Based on the Muncie Public Library Digital Climbers program & our program is sponsored by **Duke Energy**

Teen Services

Pictured: the 2019 Yule Ball

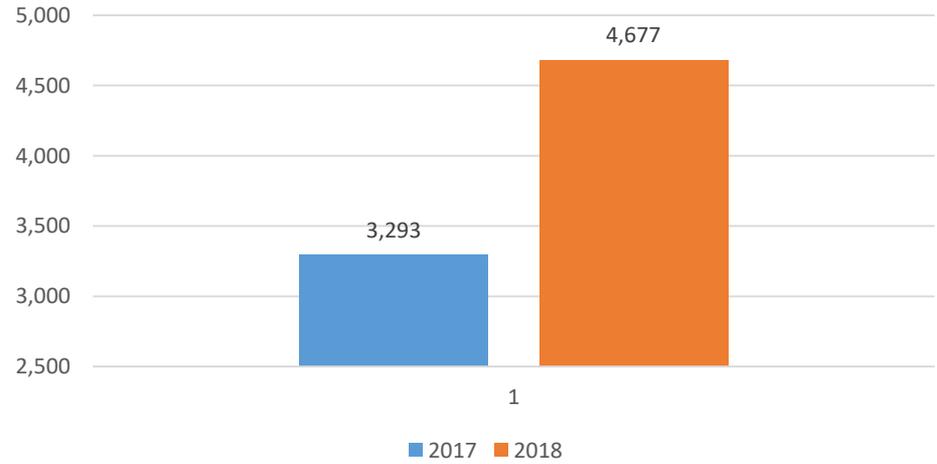


Teen Volunteer Membership Growth

2013 - 2019



Volunteer Hours





Membership Growth 2012 - 2018





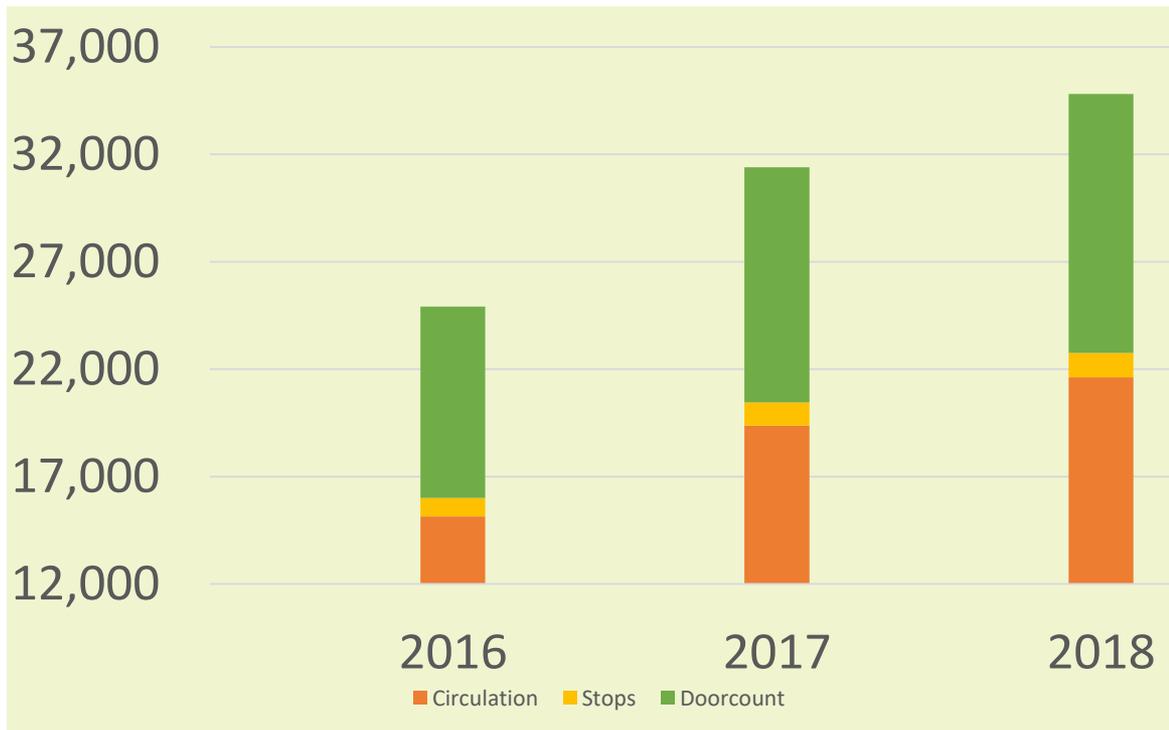
Teens' Top Ten

<http://www.ala.org/yalsa/teenstopten>



The Young Adult Department is very proud to have been selected as a Teens' Top Ten group for 2017, 2018, and 2019.

ccpl2go.info



2016:

- Circulation: 15,151
- Stops: 854
- Door count: 8,907

2017:

- Circulation: 19,372
- Stops: 1,079
- Door count: 10,944

2018:

- Circulation: 21,614
- Stops: 1,144
- Door count: 12,055

DIGITAL MEDIA LAB



CARMEL CLAY PUBLIC LIBRARY

Come explore the exciting world of 3D printing!



★ PRINTING EXPO ★

SATURDAY, MARCH 2, 2019
10:00AM-3:00PM

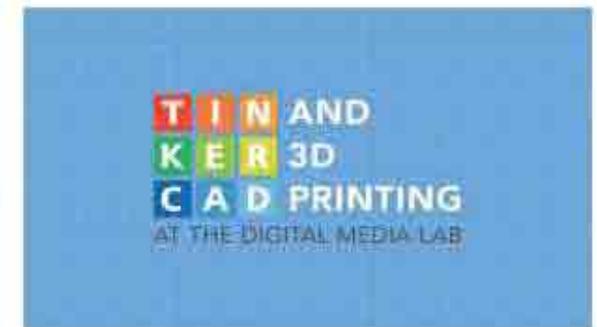
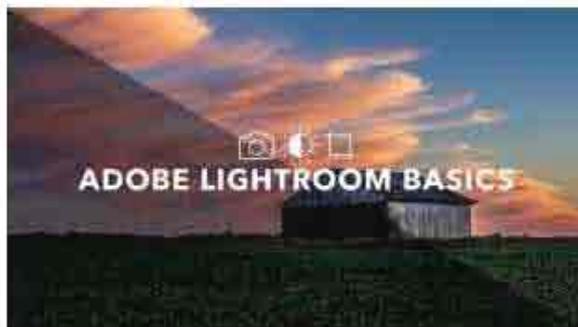
CARMEL CLAY PUBLIC LIBRARY PROGRAM ROOM



PROGRAMS DIGITAL MEDIA CLASSES

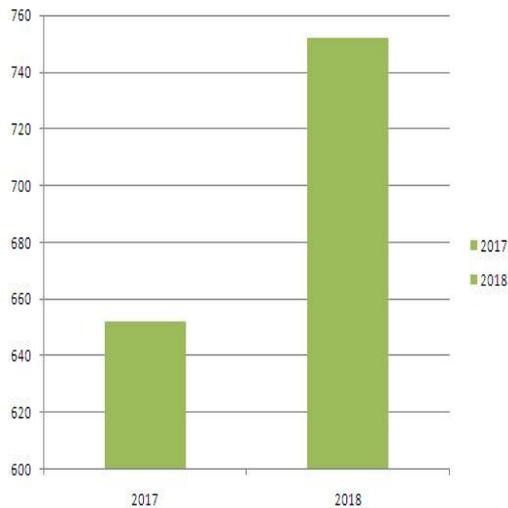
As always, we continued to offer ongoing technical support and a wide range of classes for our patrons including:

- 3D Scanning
- Tinkercad and 3D Printing
- Get to Know Your Digital Camera
- Adobe Lightroom Basics
- Adobe Photoshop Basics
- Adobe Illustrator Basics
- Wacom Tablet Introduction (Digital Drawing)
- Victorian Silhouettes in Adobe Illustrator
- Photo Colorization and Color Accent
- Draw an Animal Portrait in Adobe Illustrator



A second year of continued growth

Whisper Room Reservations



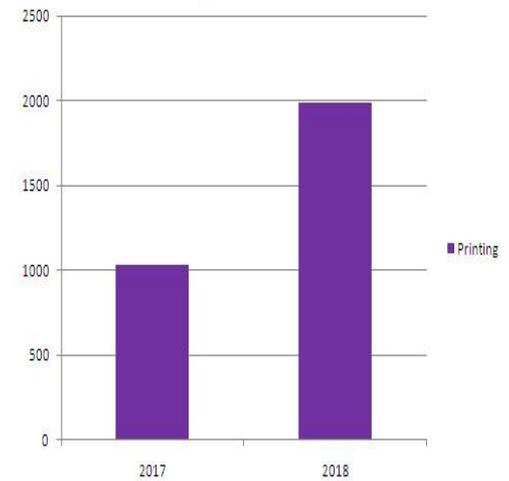
**Whisper Room
Use Increased
15% 2017-2018**

Digital Media Lab Doorcount



**DML Doorcount
Increased 17%
from 2017-2018**

Printing Volume 2017-2018



**3d Printing
Volume
Increased 93%
From 2017-2018.**

Visioning in 2017-2018

Amid the changing trends and demographics, we underwent a space study. Some issues we are trying to address includes:

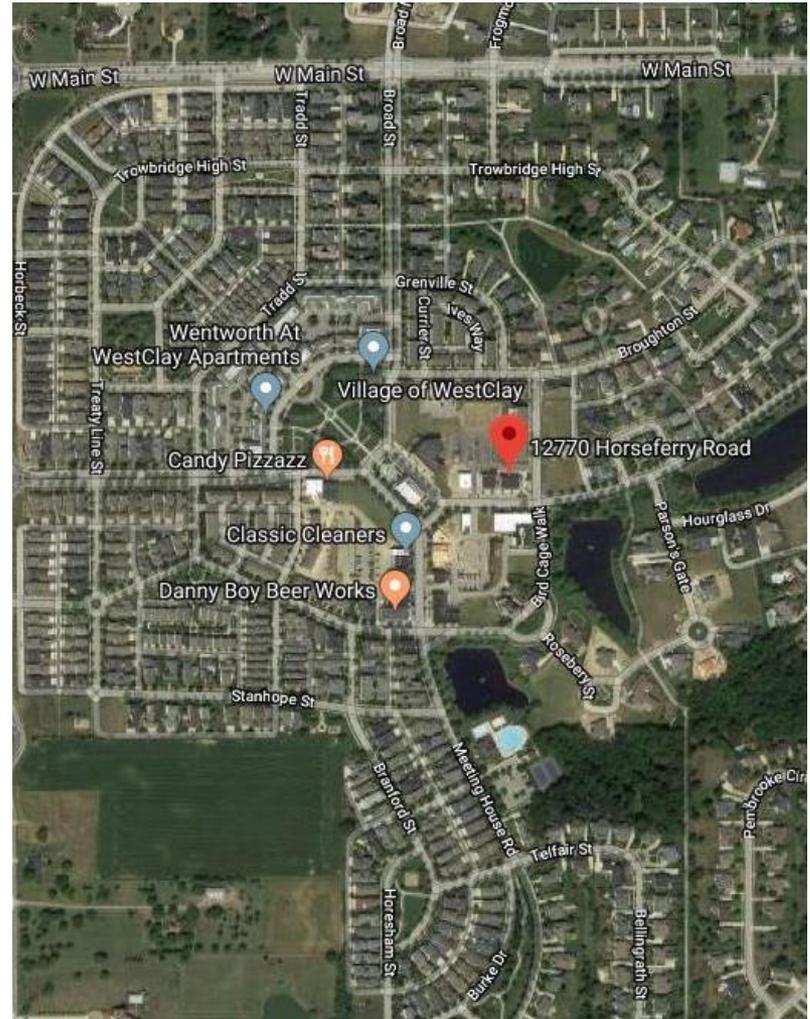
- **Flexible spaces** that can be used for multiple purposes
- **Increased seating capacity** in the library
- **Better ways to meet study room demand**
- **Increased and additional program space**
- **Larger teen area for collection and programming**
- **Additional space for art and exhibits**
- **Open social spaces**
- **Ways to expand services to a growing community**

Workshops with staff, board, stakeholders, and community were held on the following dates in 2017-2018: August 22, September 21, October 23, November 13, December 15, January 15, February 1, February 15. The master vision process culminated in April 2018.

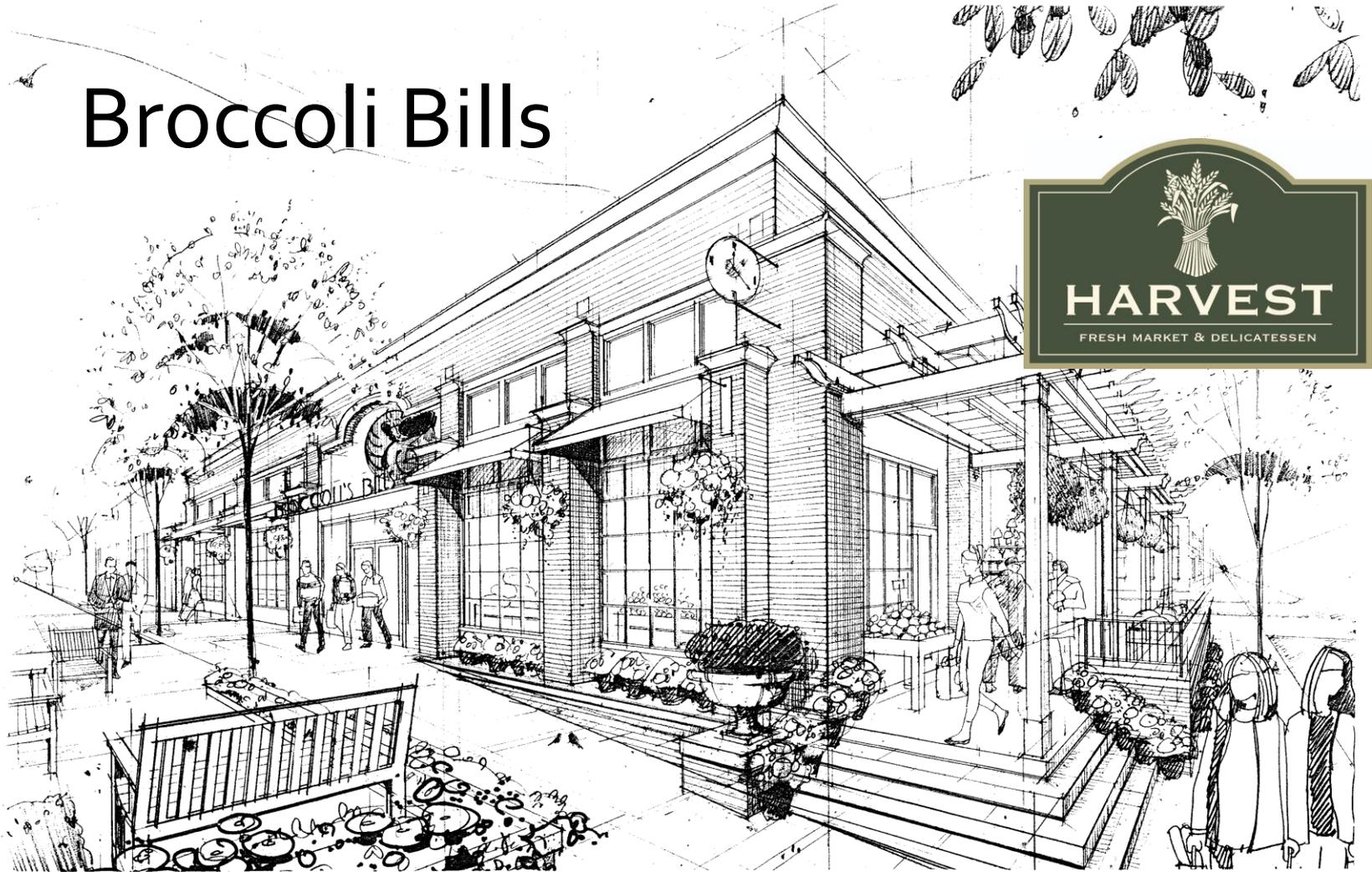
West Branch

12770 Horseferry Rd in the Village of WestClay

- Purchase finalized on May 24
- 3,500 square feet
- Formerly a grocery store
- Includes outdoor patio



Broccoli Bills



May 2018





We saw potential...



ROWLAND | DESIGN

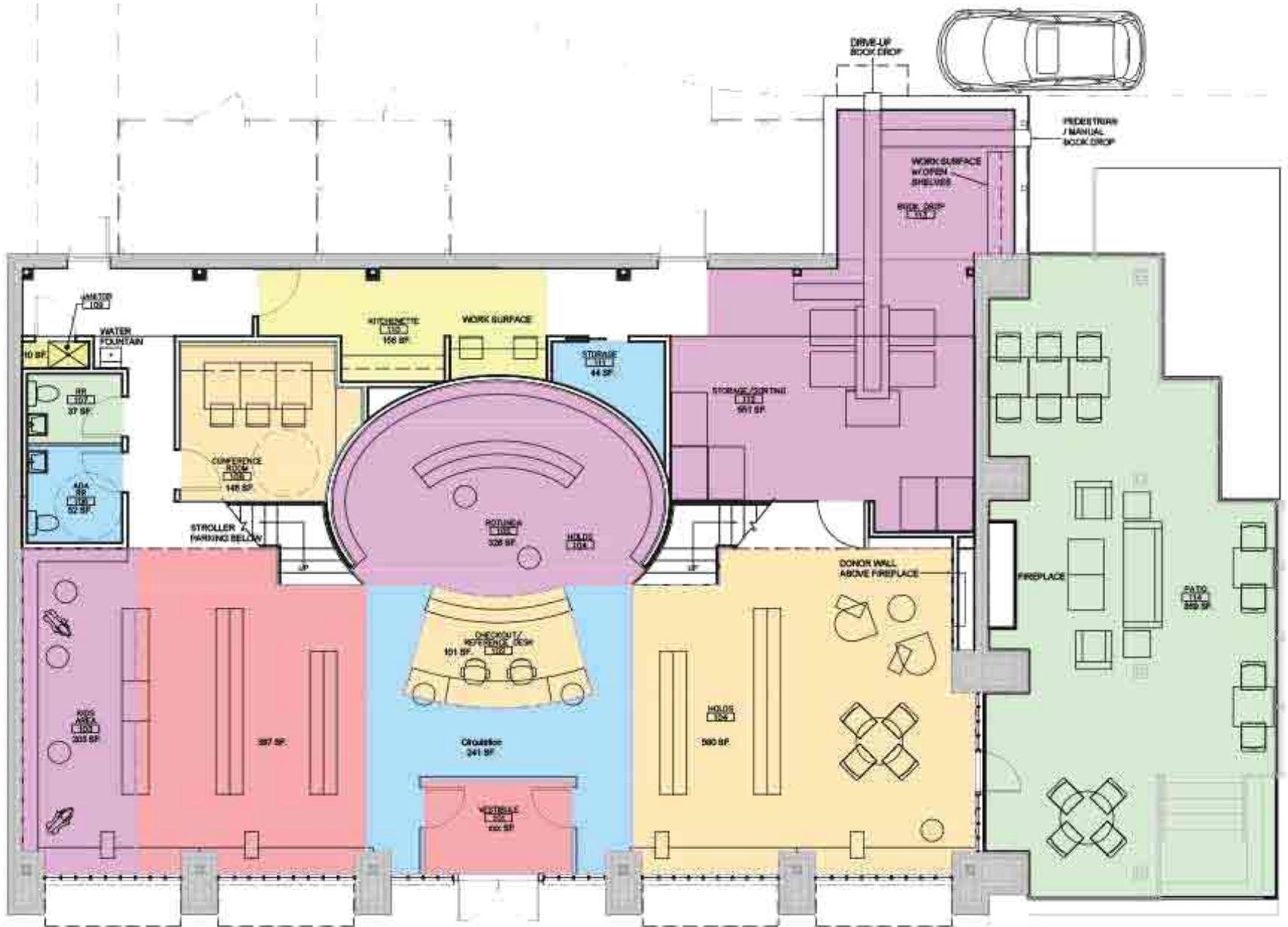


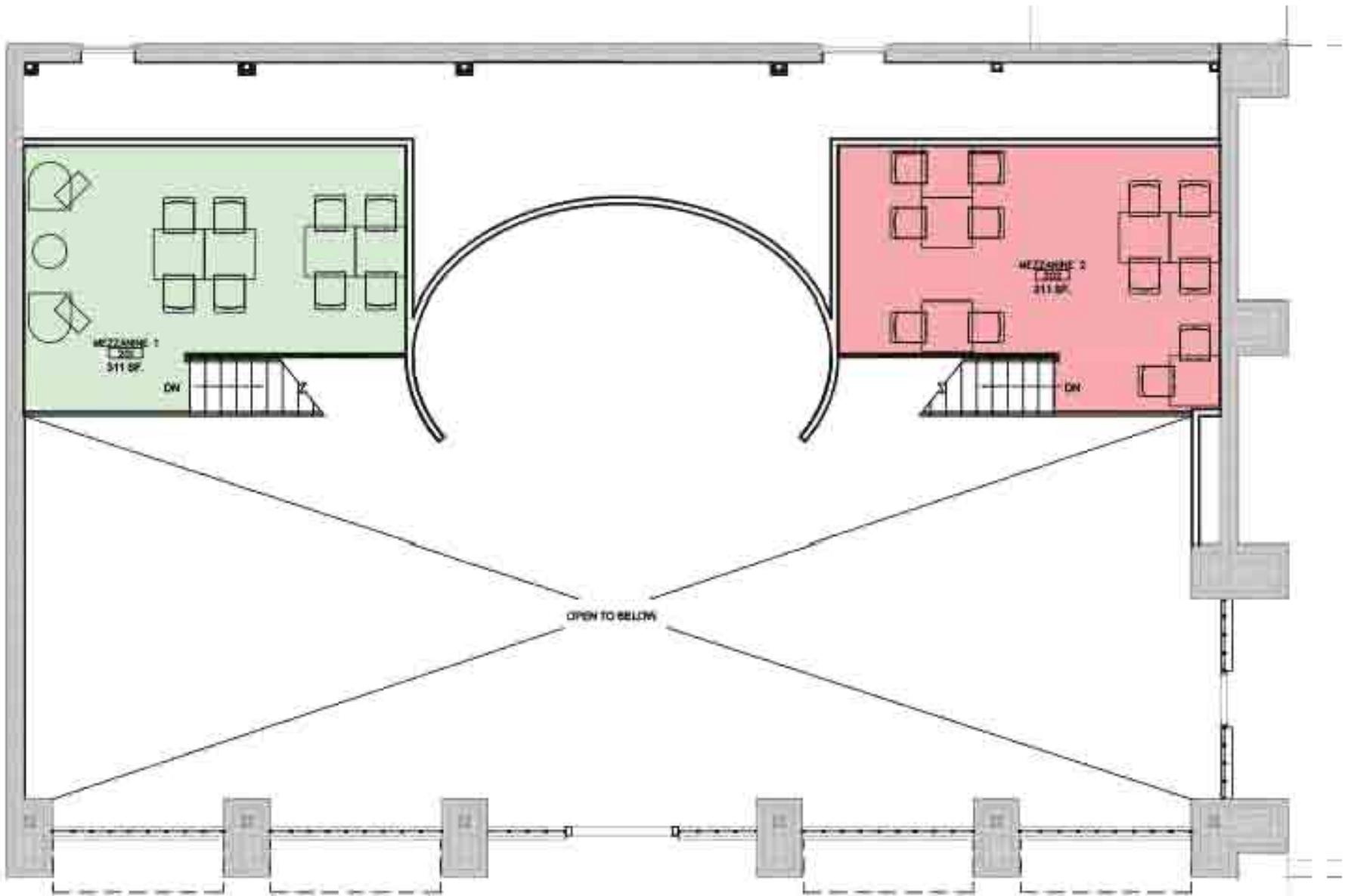
Features

- Holds Pickup
- Popular Collection
- Modular Shelving
- Comfortable furniture
- Meeting Space
- Enclosed Patio
- Drive-up book return
- Mezzanine level

*Pictured left: focus group
Conducted on August 8, 2018.*







Interior Sketch: Mezzanine Levels



View from Mezzanine



View from Teen Area/Patio side

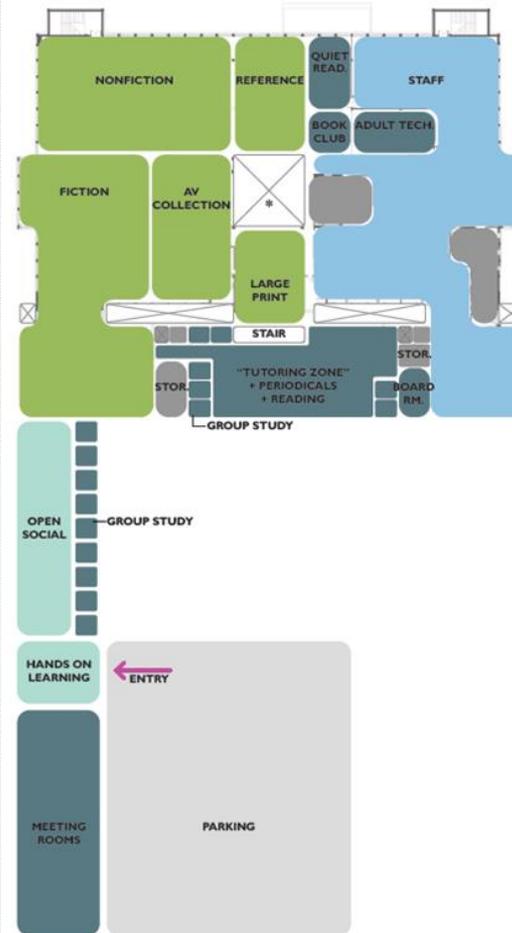


Enclosed Patio

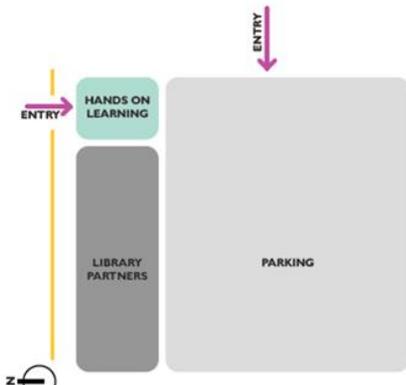


Master Vision: conceptual growth

PROPOSED | PHASE 5



- DIVISIBLE MEETING ROOM
- COLLECTION QUANTITY
- AV COLLECTION, LARGE PRINT COLLECTION LOCATION



Our New Architectural Partner: RATIO





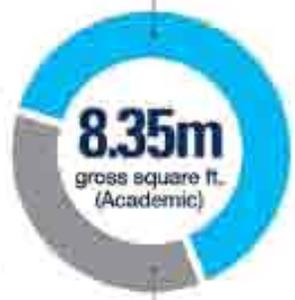
RATIO

By the Numbers

102 Total Libraries
10,082,692 gsf

74 Renov. / Additions
7,823,422 gsf

63 Academic Libraries



39 Public Libraries

RATIO

RATIO offers a wealth of experience in the higher education, community, life sciences, workplace, lifestyle and cultural marketplaces.

Design Services in Architecture, Landscape Architecture, Interior Design, Preservation, Urban Design + Planning, Economic Development and Graphic Design.

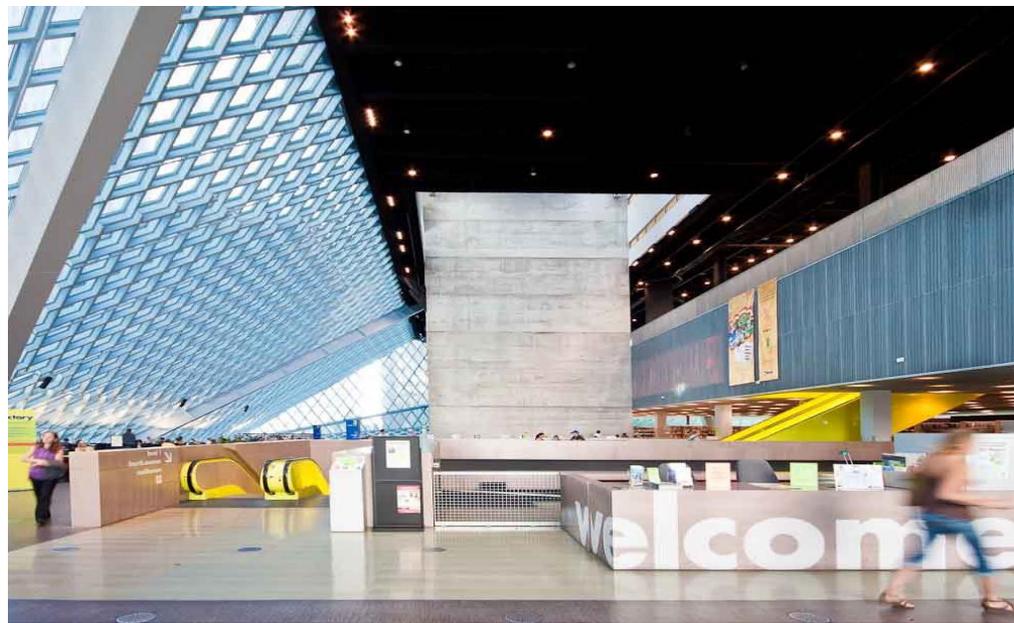
Staff of over 125 Professionals

Studios in Indianapolis, Champaign, Chicago, and Raleigh



102 Total Libraries
10.2M gsf

Realizing our vision in 2019





*Thank
You!*

-Bob

Bob Swanay
bswanay@carmel.lib.in.us
317-814-3901



Carmel • Clay
Parks & Recreation

Monon Community Center



ESE - Summer Camp Series



West Park Bio Blitz



**Central Park
Westernermeier Commons**



Central Bark Park

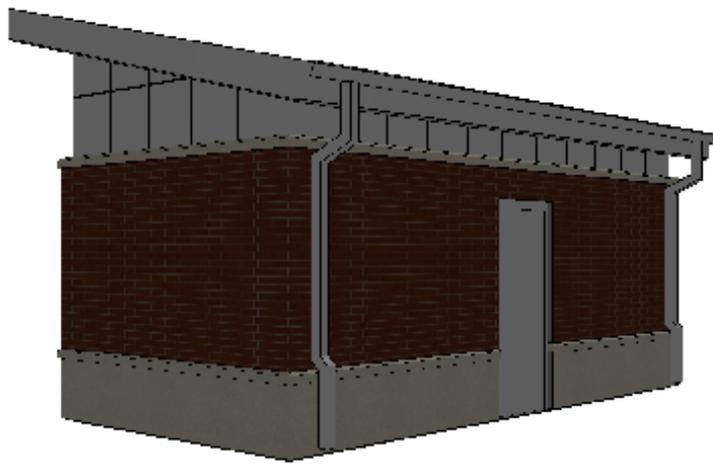


Monon Greenway

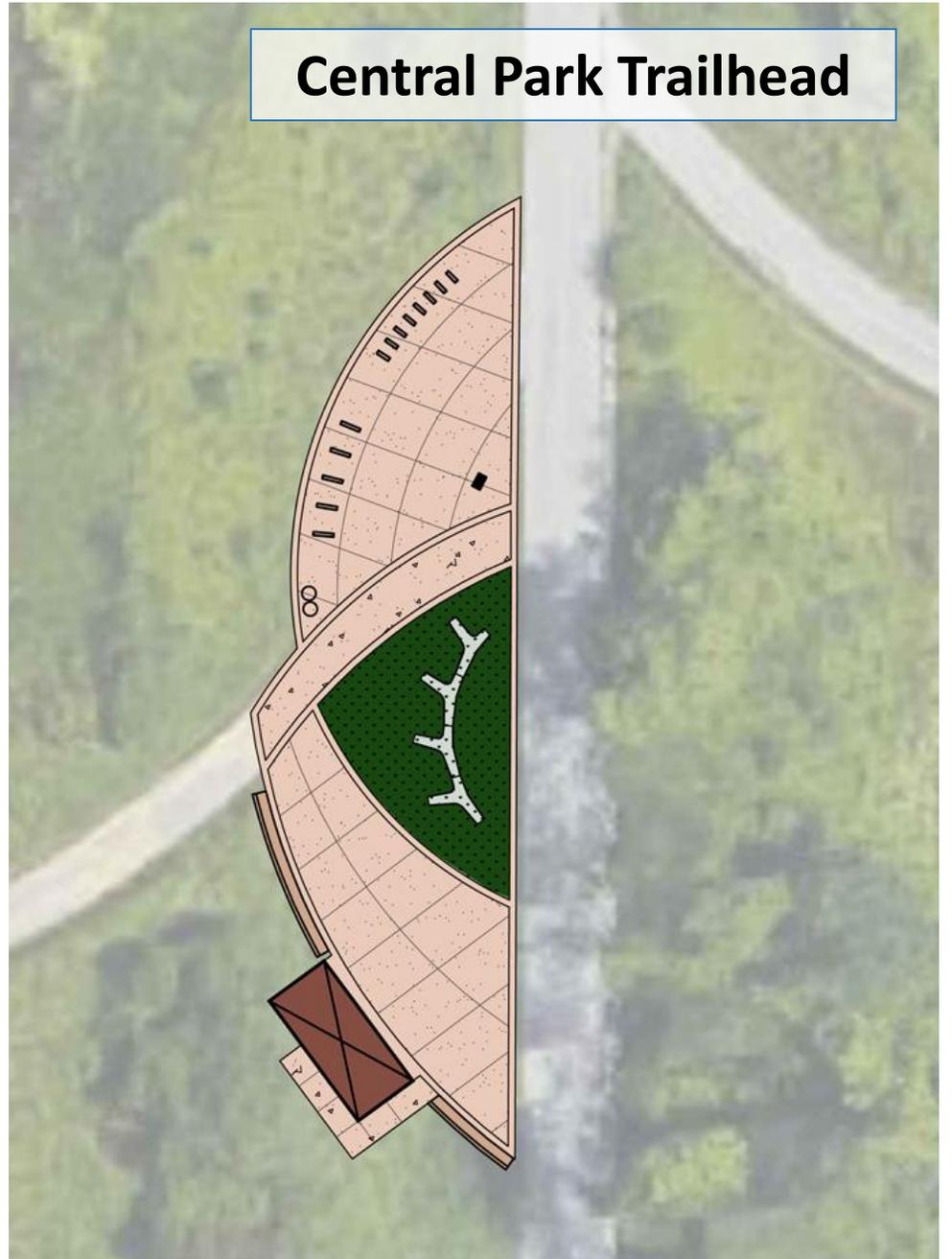




2 BUILDING FRONT



3 BUILDING BACK



West Park – The Groves



West Park – The Groves





PLAYGROUND AREA 2

PLAYGROUND AREA 1

PLAYGROUND AREA 3

Lawrence W. Inlow Park



Lawrence W. Inlow Park



CARMEL CLAY PARKS LIFE-CYCLE ASSET MANAGEMENT PLAN

December 2018



Life-Cycle Asset Management Plan

Projected Replacement Expenses



Current Built Asset Value

\$215.6 million

2018-2020

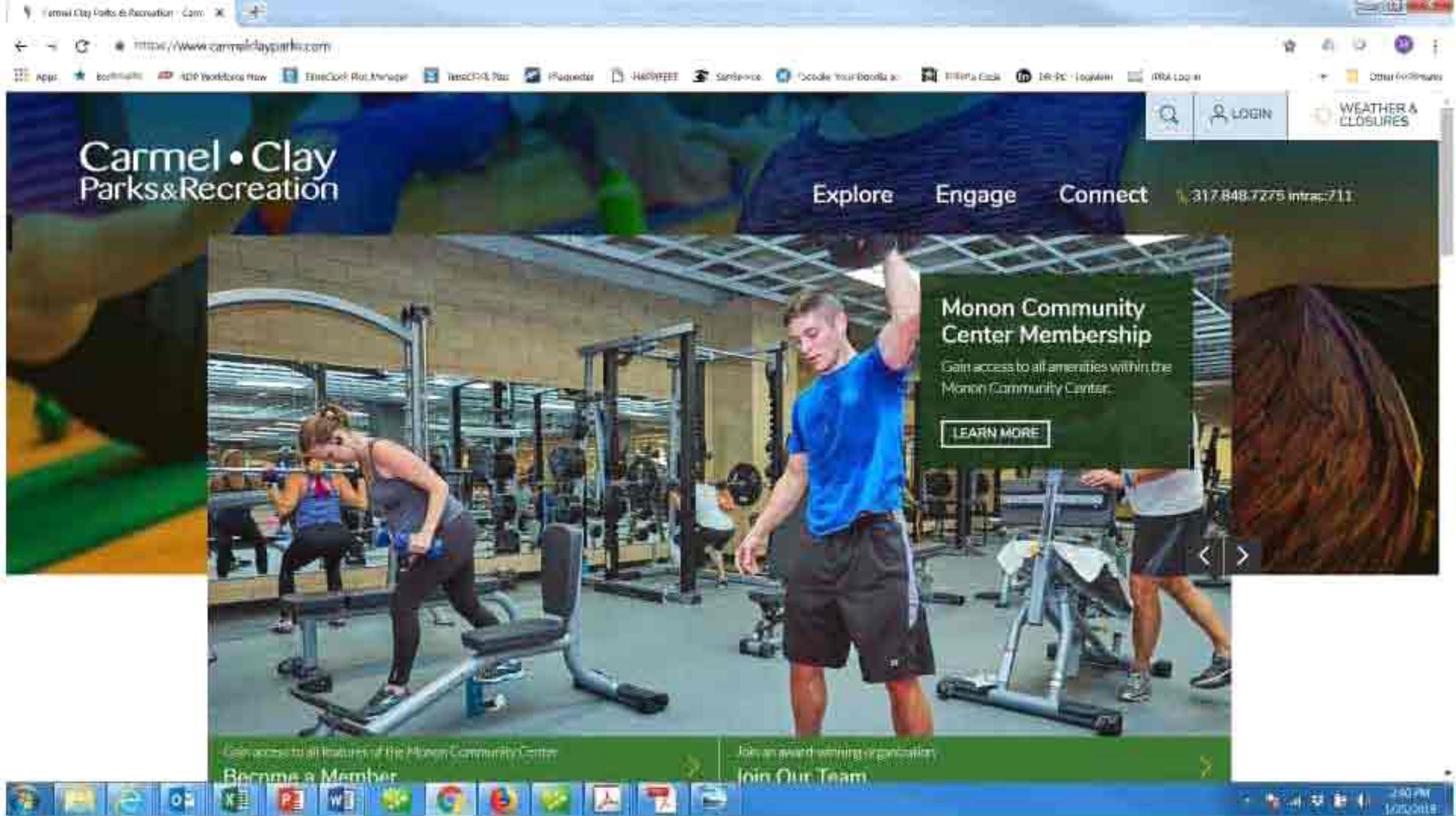
\$5.8 million

2021-2025

\$37.2 million

2026-2030

\$48.5 million



Monon Community Center Membership

Gain access to all amenities within the Monon Community Center.

LEARN MORE

Gain access to all features of the Monon Community Center

Become a Member

Join our award-winning organization

Join Our Team

2714 E 136th St. PUD Rezone

- Petitioner has made several changes from the first version of the PUD including but not limited to:
 - An increased buffer along the perimeter of the site from 20 feet to 40 feet.
 - Reduced the overall number of units.
 - Provided connections to all of the stub streets besides 1.
 - Removed Condo buildings east of the main entry road
 - Required a roundabout at the entrance off of 136th St.
 - Agreed to connect the path along Keystone further north to connect to the Hagan Burke Trail.
- The proposed single-family homes and townhomes/condos are considered a best fit and a conditional fit respectfully, next to the existing single-family homes.
- Conditional fits land uses are appropriate when the more intense development is installed with sensitivity to the adjacent land uses. This is being accomplished by locating the single-family homes to the north adjacent to existing single-family with the townhomes/condos proposed in the southern half, adjacent to Keystone and with large bufferyards and open space adjacent to the single-family homes to the east.
- Remaining Comments from DOCS
 - Please straighten the path out to provide a more direct connection to 136th St. so the trail can function more as a bike route along Keystone and not just a recreational trail.
 - The Department would like to see the architectural standards become an exhibit in the PUD instead of a commitment.
 - The PRIF should be used first and foremost for the path construction to the Hagan Burke Trail. Will the Historic Home be available for general use by the public? Will Indiana Landmarks be contributing to the restoration?
- Extra questions that might come up
 - BPW can approve PRIF usage
 - Addressed comments from Committee

Council Brochures

2724 E 136th St., Carmel, IN

Planned Unit Development

DOCKET NUMBER 18070015 Z

Ordinance Z-639-18

City of Carmel Council Meeting

January 23, 2019



Applicant:

Old Town Companies L.L.C.

Designers and Developers

Justin Moffett

1132 S Rangeline Rd, Ste 200

Carmel, IN 46032

317.966.2023

Table of Contents:

1. Explanation of Request
2. Plan Commission Certification
3. Site Map
4. Concept Plans and Massing Models
5. PUD Ordinance
6. Commitments
7. Traffic Report

EXPLANATION OF REQUEST TO REZONE

Old Town Companies L.L.C. ("Old Town") is proposing the development of a mixed residential neighborhood on approximately 59.44 acres of real estate (the "Property") located at 2724 E 136th Street, in the City of Carmel, Indiana ("City"). The Property is identified on the aerial photographs that are included in this application packet under Exhibits 1a-1d. The Property is currently zoned R-1/Residential and is surrounded by R-1/Residential to the East (Smokey Hollow and Smokey Ridge subdivisions), to the North (Foster Estates) and to the West (Yorktown Woods), and by the Keystone Overlay over Keystone Parkway to the South.

Old Town is a sister company of the building group The Old Town Design Group, LLC ("OTDG"). OTDG has been designing and building custom homes and subdivisions in Carmel since 2008. Due to the demand for OTDG's specialized homes and small neighborhoods, the company has grown and is now excited to be able to bring this unique, livable, mixed residential neighborhood to Carmel. Using OTDG's quality and detailed design aesthetic on a large neighborhood scale has created something truly special for the City and for this natural, and history rich piece of property. The Old Town team has spent time with multiple City residents learning the site's history, and how it was connected to Carmel's early culture. After researching, we collaborated with experts from an array of disciplines including land planning, architecture, environmental design, landscape, and multi-mode transportation design, and is now pleased to share our vision for this Property.

The real estate is a unique piece of property and the time we've invested understanding how to appropriately develop this infill opportunity has yielded a plan that takes into consideration the adjoining uses and the site's natural attributes. This new neighborhood offers a range of living options, as well as preserves and enhances the natural features and history of the area. We feel we have created a timelessly designed community that will benefit its residents, as well as a site plan that integrates seamlessly into its surroundings in terms of use and nature.

Per the Carmel Clay Comprehensive Plan (the "C3 Plan") this site is bordered by Suburban Residential. The majority of the proposed uses within the 2724 E 136th St. PUD Ordinance are Suburban Residential with the property along the southern border being Attached Residential. The entire Eastern border of the site will be preserved trees.

We have filed this request to rezone the Property to a PUD/Planned Unit Development District because of the unique setting and the opportunity to develop the property with a contextually appropriate mix of residences, natural preservation, and active greenspaces. This PUD shall be known as the 2724 E 136th St. PUD and will consist of a mix of single family detached and condominium/attached residential as detailed within this application.

Included in this request for approval of a PUD Ordinance are the (i) proposed site plan and all associated landscape, street, and path networks, (ii) architectural and development standards, as well as conceptual elevations, and (iii) The 2724 E 136th St. PUD Ordinance and associated exhibits.

Old Town looks forward to presenting and discussing this request as well as the development and construction of this neighborhood.

Respectfully submitted,

Justin W. Moffett

CERTIFICATION
OF THE CARMEL PLAN COMMISSION'S RECOMMENDATION
ON THE PETITION TO THE CITY OF CARMEL
TO AMEND THE ZONING MAP
PURSUANT TO INDIANA CODE 36-7-4-605

ORDINANCE
Z-639-18

2724 E 136th St. PUD Rezone

To: **The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

Dear Members:

The Carmel Plan Commission offers you the following report on the application **Docket No. 18070015 Z** - petitioning to rezone 59 acres to PUD/Planned Unit Development in order to develop approximately 100 single-family dwellings and 100 condominiums/townhomes.

The Carmel Plan Commission's recommendation on the petition of the applicant is **'No Recommendation.'**

At its regularly scheduled meeting of December 18, 2018, the Carmel Plan Commission voted Five (5) in Favor, Two (2) Opposed, Two (2) Absent, to forward to the Common Council the proposed **Ordinance No. Z-639-18** with a **"No Recommendation"**.

Please be advised that by virtue of the Plan Commission's **No Recommendation**, pursuant to IC 36-7-4-608(g), the Council has ninety (90) days to act on this petition before it becomes defeated as Certified by the Commission. Ninety days from the date of the Certification is Wednesday March 20, 2019.

CARMEL PLAN COMMISSION

BY: Brad Grabow / J.S.

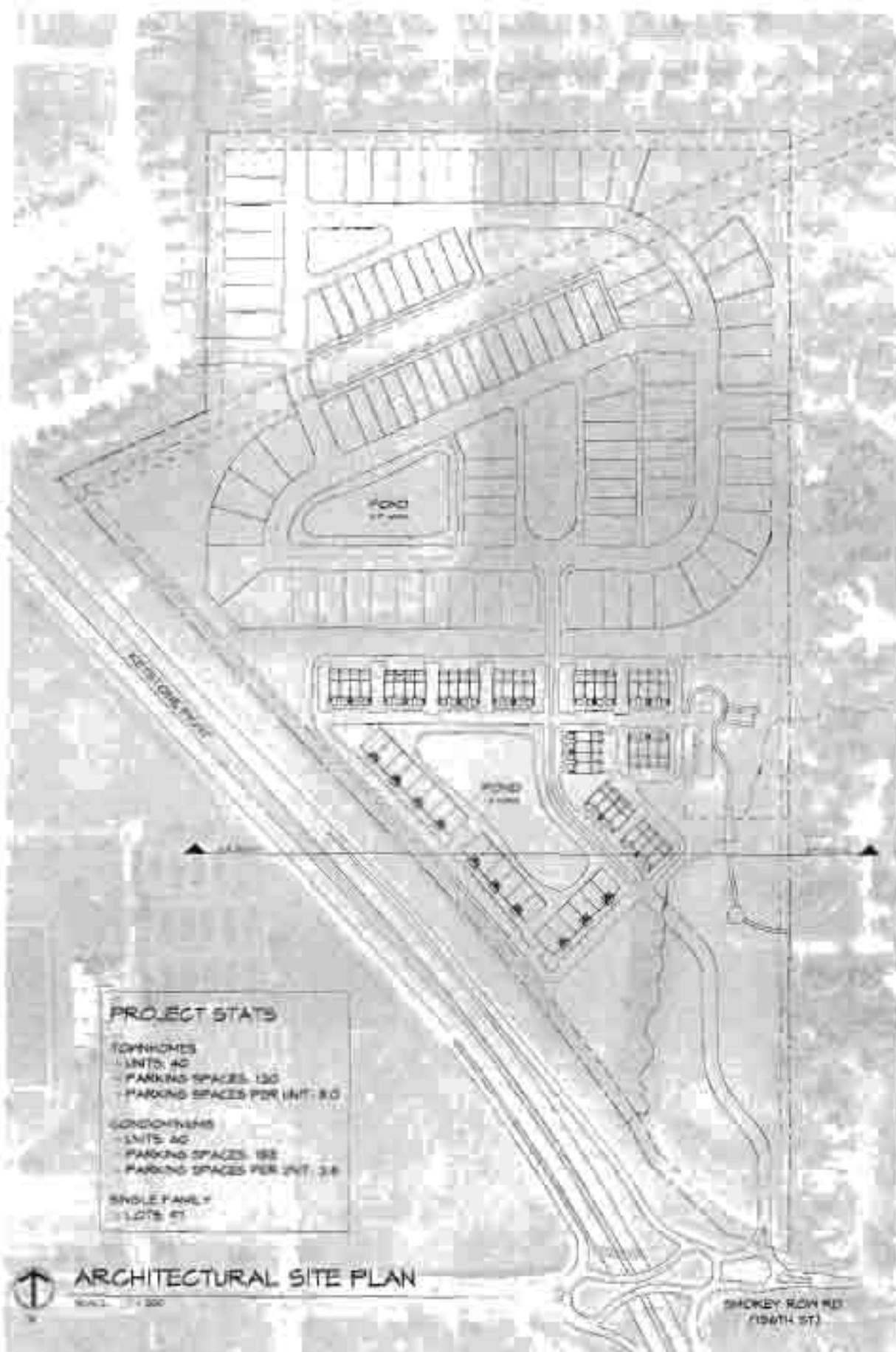
Brad Grabow, President

ATTEST:



Joe Shestak, Secretary
Carmel Plan Commission
Dated: December 20, 2018

2018 DEC 20 P 2:45



PROJECT STATS

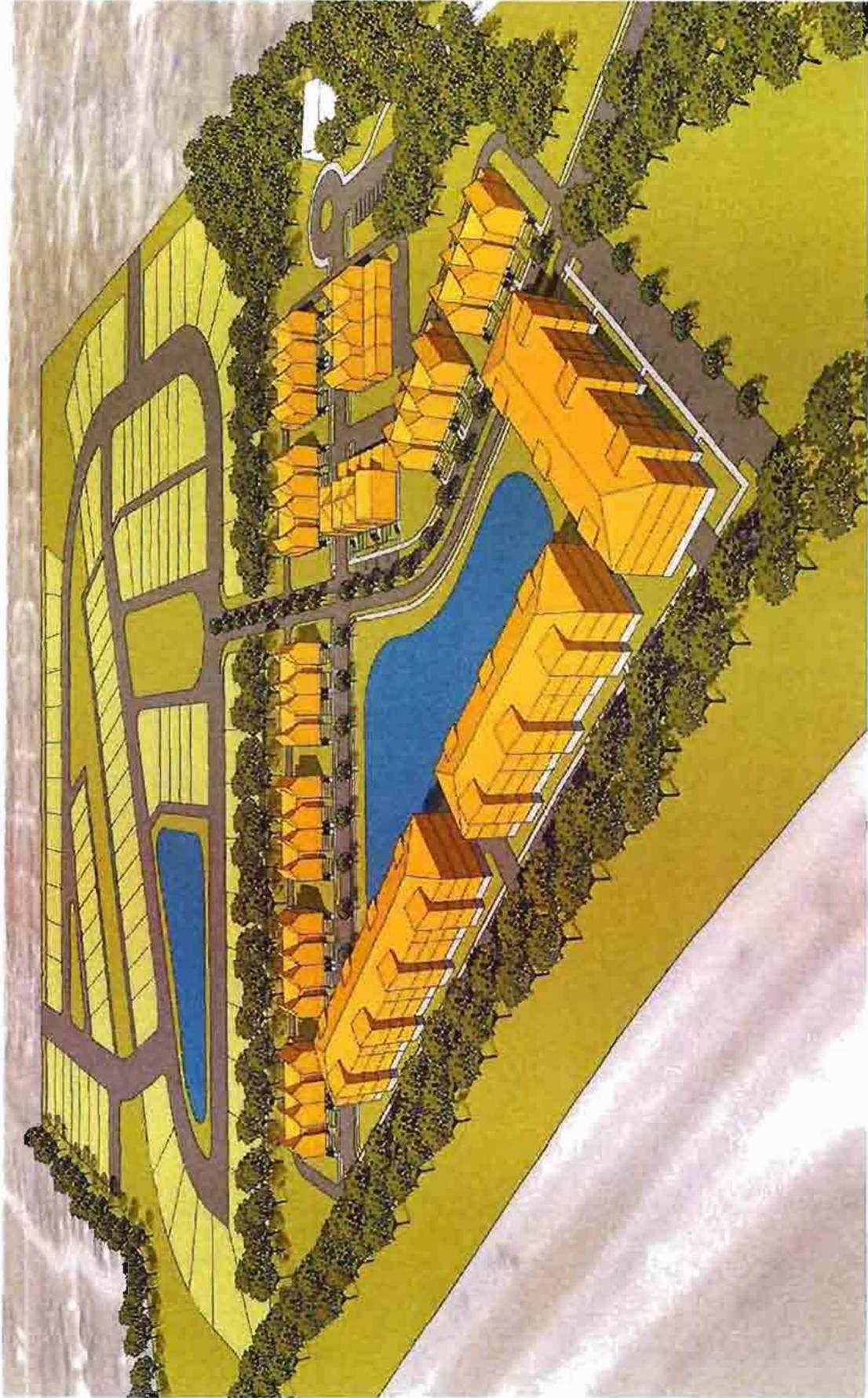
- TOWNHOMES
 - UNITS: 40
 - PARKING SPACES: 130
 - PARKING SPACES PER UNIT: 3.0
- CONDO/OWNERS
 - UNITS: 40
 - PARKING SPACES: 192
 - PARKING SPACES PER UNIT: 3.8
- SINGLE FAMILY
 - LOTS: 67



ARCHITECTURAL SITE PLAN

SCALE: 1" = 50'

SHOCKEY ROW RD
(13674 ST)



BIRD'S EYE VIEW LOOKING NORTH

BIRD'S EYE VIEW LOOKING NORTHEAST



A3

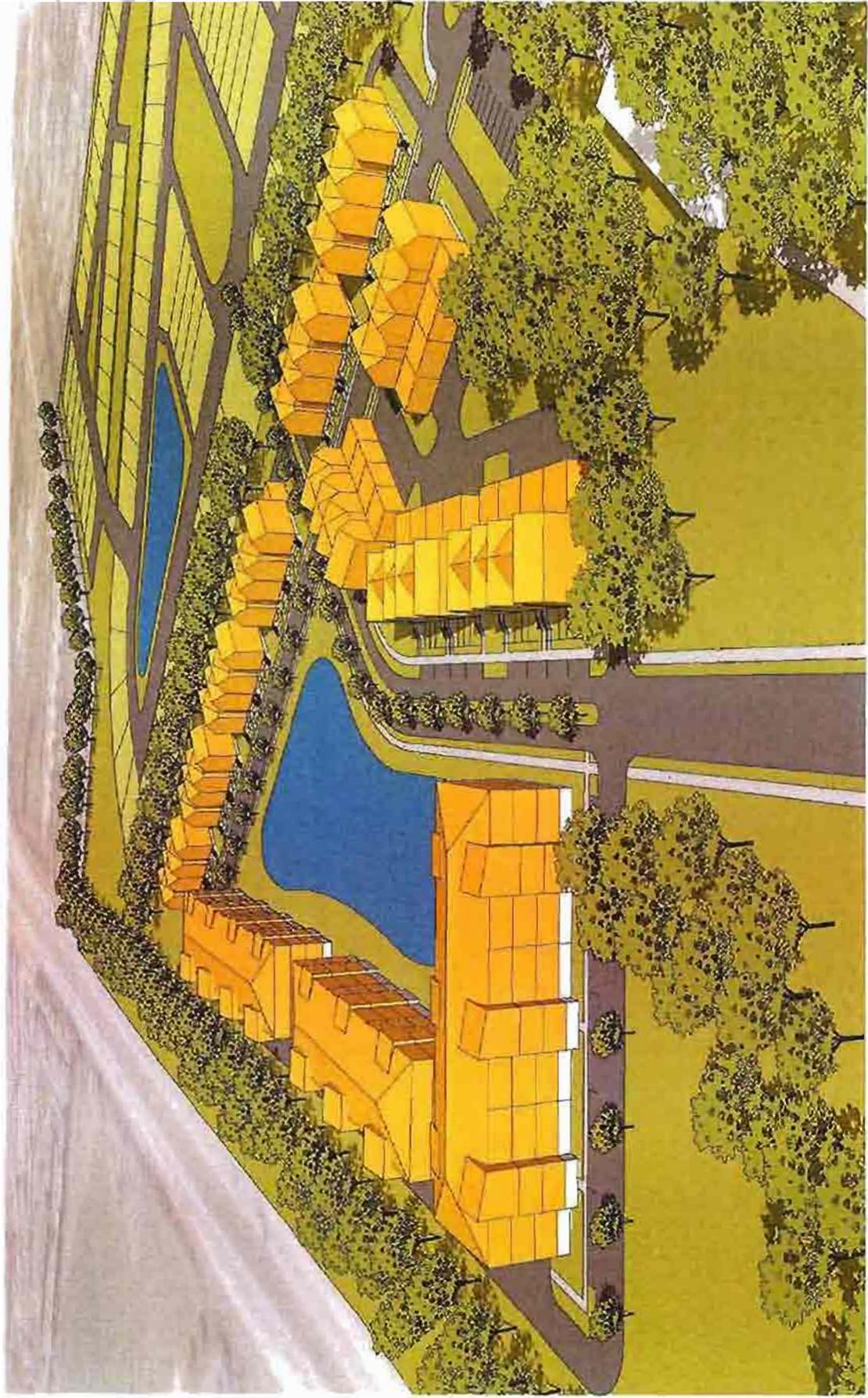
BRIDGEMAN PROPERTY
182TH AVE 42-STOREY PARKWAY

DATE: 11/18

STUDIO M
ARCHITECTURE, INTERIOR DESIGN & PLANNING



BIRD'S EYE VIEW LOOKING NORTHWEST



A4

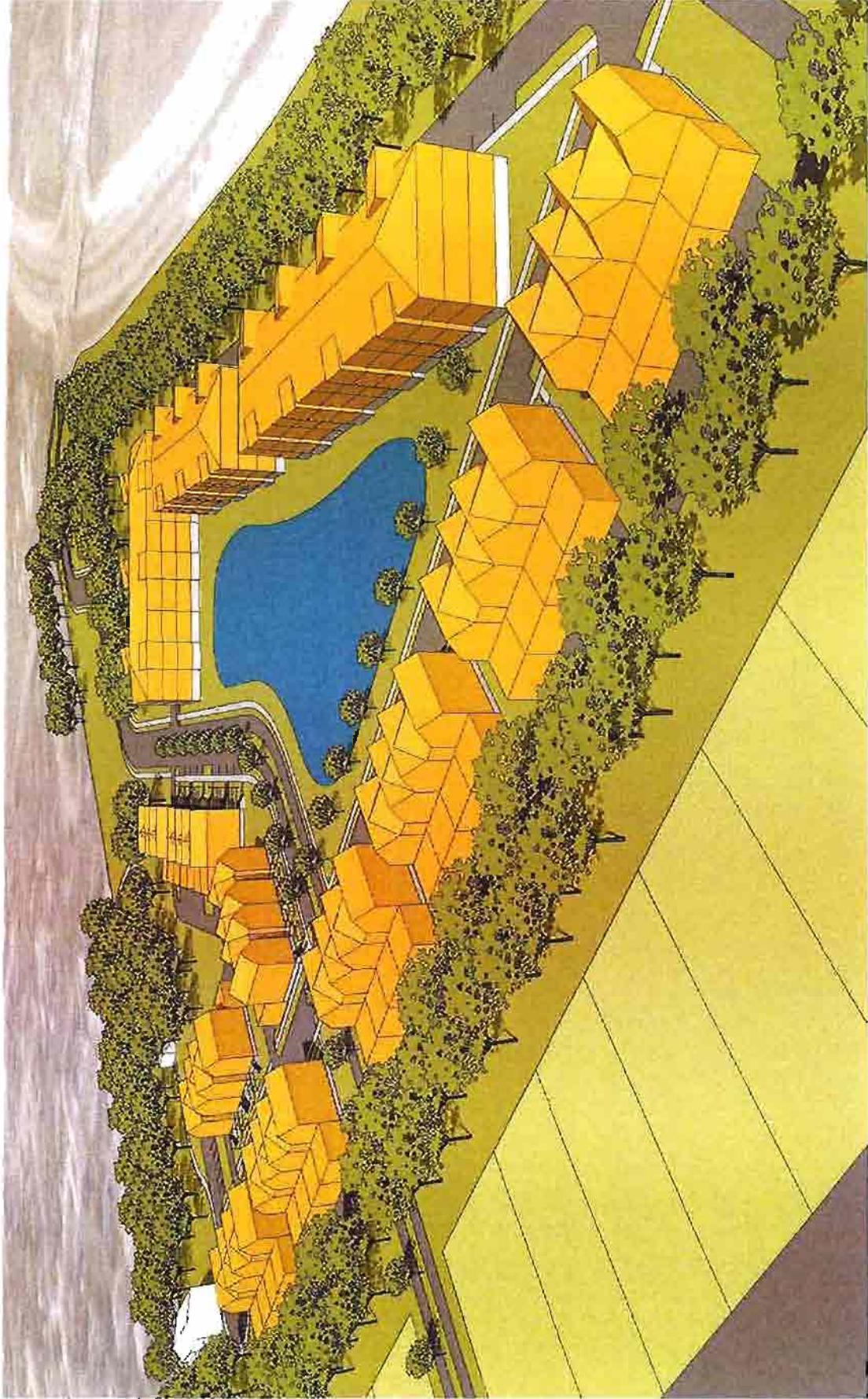
BRENNAN PROPERTY
136TH AND KEYSTONE PARKWAY

DATE: 7/11

STUDIO M
ARCHITECTURE & PLANNING



BIRD'S EYE VIEW LOOKING SOUTHEAST

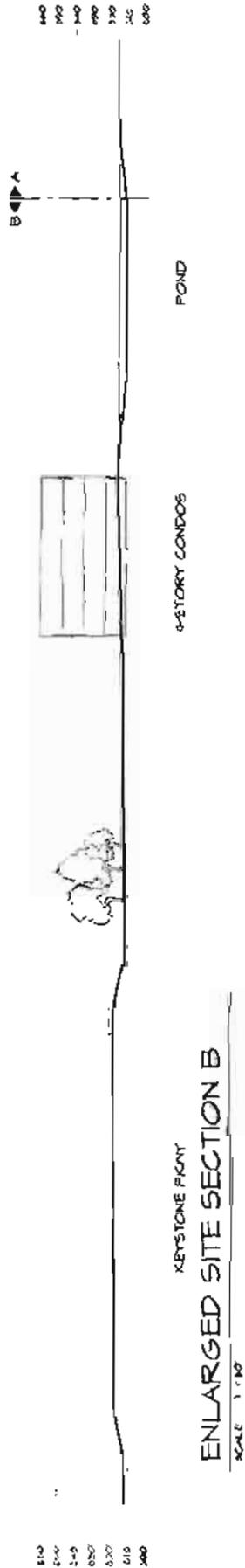
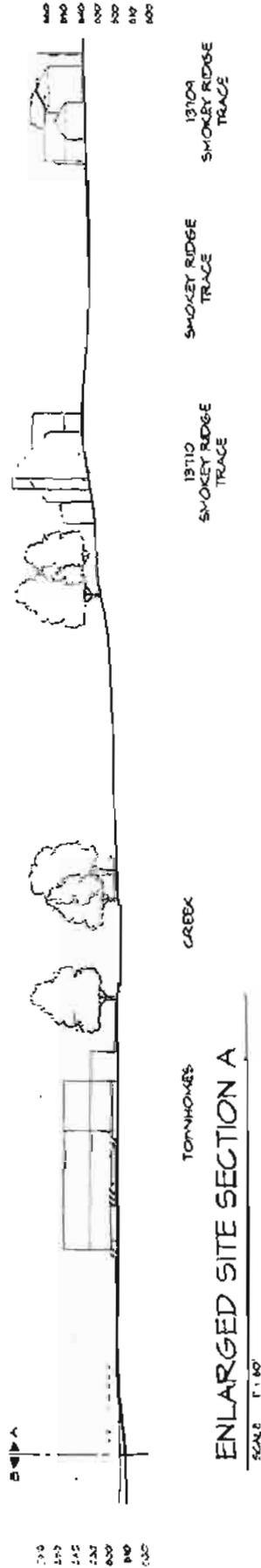
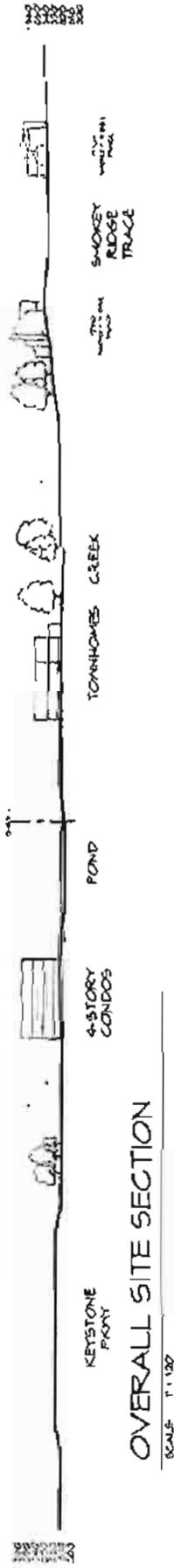


BRENNAN PROPERTY
135TH AND KEYSTONE PARKWAY

612.274.1111

STUDIO M
ARCHITECTURE & PLANNING





Sponsor: Councilor Laura Campbell

2724 E 136th St. PUD

ORDINANCE NUMBER Z-639-18

REZONE APPLICATION
CITY OF CARMEL, INDIANA

February 4, 2019

Applicant: Old Town Companies L.L.C.

Contact: Justin W. Moffett
Old Town Companies L.L.C.
1132 S. Rangeline Road, Ste 200
Carmel, IN 46032
p. 317.816-3151
e. justin@oldtowndesigngroup.com

The 2724 E 136th St. PUD Text - TABLE OF CONTENTS

Section 1: Applicability of Ordinance	1
Section 2: Definitions and Rules of Construction	2
Section 3: Permitted Primary Uses	6
Section 4: Permitted Accessory Structures and Uses	7
Section 5: Communication Equipment	7
Section 6: Platting	8
Section 7: Single Family Detached Residential Area Development	8
Section 8: Condominium / Townhome / Attached Residential Area Development	9
Section 9: Concept Plan	11
Section 10: Streets	11
Section 11: Architectural Standards	12
Section 12: Landscaping and Open Space Requirements	13
Section 13: Lighting	19
Section 14: Signs	20
Section 15: Parking	21
Section 16: Historic Home	21
Section 17: Homeowners Association and Declaration of Covenants	22
Section 18: Development Procedure	22
Section 19: Controlling Developer's Consent	23
Section 20: Violations and Enforcement	23
Section 21: Exhibits	24
<i>Legal Description</i>	"A"
<i>Concept and Aerial Layout Plans</i>	"B"
<i>Rendering Exhibits</i>	"C"

Sponsor: Councilor Laura Campbell

ORDINANCE NO. Z-639-18

AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA,
ESTABLISHING THE 2724 E 136th St.
PLANNED UNIT DEVELOPMENT DISTRICT

Synopsis:

Ordinance establishes the 2724 E 136th Street Planned Unit Development District Ordinance, Ordinance Number Z-639-18 which shall be referred to as the 2724 E 136th Street PUD Ordinance Number Z-639-18 (the "2724 E 136th Street PUD Ordinance").

WHEREAS, the Carmel Unified Development Ordinance, Ordinance Z-625-17, as amended (the "Unified Development Ordinance"), provides for the establishment of a Planned Unit Development District in accordance with the requirements of IC § 36-7-4-1500 et. seq.;

WHEREAS, Old Town Companies L.L.C., an Indiana limited liability company ("Old Town"), submitted an application to the Carmel/Clay Plan Commission (the "Plan Commission") to adopt a PUD District Ordinance for certain real estate located in the City of Carmel, Hamilton County, Indiana, as legally described in Exhibit A attached hereto (the "Real Estate");

WHEREAS, Old Town's application is consistent with the provisions of the Unified Development Ordinance and the PUD Statute;

WHEREAS, after proper notice, and pursuant to the provisions of the PUD Statute and the Unified Development Ordinance, the Plan Commission conducted a public hearing concerning Old Town's application for a PUD District Ordinance on September 18, 2018 at 6:00 p.m.;

WHEREAS, the Plan Commission's recommendation on the petition to the ordinance under docket number 18070015 Z (the "2724 E 136th St. PUD Ordinance") set forth herein which establishes the 2724 E 136th St. Planned Unit Development District (the "2724 E 136th St. PUD District") is no recommendation.

NOW, THEREFORE, BE IT ORDAINED by the common council of the City of Carmel, Indiana (the "Council"), that pursuant to IC 36-7-4-1500 et. seq., (i) it adopts this 2724 E 136th St. PUD District as an amendment to the Zone Map, (ii) all prior ordinances or parts thereof inconsistent with any provision of this 2724 E 136th St. PUD Ordinance and its exhibits are hereby inapplicable to the use and development of the Real Estate, (iii) all prior commitments and restrictions applicable to the Real Estate shall be null and void and replaced and superseded by this 2724 E 136th St. PUD Ordinance, and (iv) this 2724 E 136th St. PUD Ordinance shall be in full force and effect from and after its passage and signing.

Section 1. Applicability of Ordinance.

Section 1.1 The Official Zoning Map of the City of Carmel, Indiana, a part of the Unified Development Ordinance, is hereby changed to designate the Real Estate as a Planned Unit Development District to be known as the 2724 E 136th St. PUD District.

Section 1.2 Development in the 2724 E 136th St. PUD District shall be governed entirely by (i) the provisions of this 2724 E 136th St. PUD Ordinance and its exhibits, (ii) those provisions of the Unified Development Ordinance specifically referenced in this 2724 E 136th St. PUD Ordinance, and (iii) any standards not mentioned in this 2724 E 136th St. PUD Ordinance shall be governed by the Unified Development Ordinance. In the event of a conflict between the 2724 E 136th St. PUD Ordinance and the Unified Development Ordinance, the provisions of this 2724 E 136th St. PUD Ordinance shall apply.

Section 2. Definitions and Rules of Construction.

Section 2.1 General Rules of Construction. The following general rules of construction and definitions shall apply to 2724 E 136th St. PUD Ordinance:

- A. The singular number includes the plural and the plural the singular, unless the context clearly indicates the contrary.
- B. Any capitalized term not defined herein shall have the meaning as set forth in the Unified Development Ordinance in effect on the date of the enactment of this 2724 E 136th St. PUD Ordinance.
- C. Words used in the present tense include the past and future tenses, and the future the present.
- D. The word "shall" indicates a mandatory requirement, while the word "may" indicates a permissive requirement.

Section 2.2 Definitions. Capitalized terms used in this 2724 E 136th St. PUD Ordinance shall have the following definitions:

ADLS: The architecture, design, exterior lighting, landscaping and signage associated with a Building.

ADLS Approval: Approval by the Plan Commission of architecture, design, exterior lighting, landscaping and signage pursuant to Article 9 of the Unified Development Ordinance and the Development Requirements.

Accessory Structure: A structure which is subordinate to a Building located on the Real Estate.

Accessory Use: A use subordinate to the main use, located on the Real Estate or in the same Dwelling as the main use, and incidental to the main use.

Alley. A public way or easement located within the interior of blocks and providing vehicular and service access to the side or rear of properties.

Architectural Form: The Architectural Form is comprised of the elevations and renderings attached hereto as Exhibit C and are intended to generally and conceptually illustrate an application of the Development Requirements. Architectural Form is general and not intended to delineate the only final Dwelling designs that may be built. Dwellings shall comply with the Architectural Standards.

Architectural Standards: The Architectural Standards incorporated in Section 11 of this 2724 E 136th St. PUD Ordinance.

Attached Dwelling. Row house, townhouse, flats, duplex, triplex or quadruplex dwellings, developed side by side for sale as condominiums, or as fee simple dwellings where land is sold with the dwelling. Attached Dwellings may be sold as condominiums or as individually deeded lots. Apartments shall not be within the definition of Attached Dwellings and, as such, all references in the 2724 E 136th St. PUD Ordinance, to Attached Dwellings shall exclude Apartments.

Block: Blocks are areas of land containing one or more lots or parcels of land. Blocks are intended to illustrate larger areas of land that could have uniqueness of use, design, proximity or other characteristics. The Blocks of the 2724 E 136th St. PUD District are as delineated in the Concept Plan attached herein as Exhibit B.

Building. Any structure used or intended for supporting or sheltering any use or occupancy.

Building Envelope. The buildable area of a lot of record that is free and clear of setback and easement encumbrances. A Building Envelope is the area where primary and accessory structures can be built. A Building Envelope is not the actual footprint of proposed structures, but rather the area in which they can be located upon the lot.

Building Height. The vertical distance from the lot ground level to the highest point of the roof for a flat roof, to the deck line of a mansard roof, and to the mean height between the eaves and ridges for gable, hip, and gambrel roofs.

BZA: The Carmel Board of Zoning Appeals.

City: The City of Carmel, Indiana.

Commission: The Carmel Plan Commission.

Concept Plan: The Concept Plan attached hereto and incorporated herein by reference as Exhibit B ("Concept Plan") is the plan under which the Real Estate may be developed.

Condominiums: A residential living unit or units as defined in and governed by the Indiana Code, Sections 32-25-1 to 32-25-9-2, inclusive.

Controlling Developer: Shall mean Old Town Companies L.L.C. Such rights as designated herein may be transferred by the Controlling Developer, in its sole discretion, in whole or in part. To transfer all or any portion of its rights as Controlling Developer, Old Town Companies L.L.C. may (i) name each individual owner of parcels within the Real Estate as Controlling Developer solely with respect to such parcels owned by each such individual owner, (ii) establish a committee of individual owners of the Real Estate within the Real Estate to act as Controlling Developer with respect to such parcels owned by all such owners, or (iii) use either method described in (i) and (ii) above with respect to different portions of the Real Estate.

Council: The City Council of the City of Carmel, Indiana.

County: Hamilton County, Indiana.

Declaration of Covenants: A Declaration of Covenants, Conditions and Restrictions for the Real Estate, or any portion thereof, which shall be recorded in the office of the Recorder of Hamilton County, Indiana, and which may, from time to time, be amended.

Department: The Department of Community Services of the City of Carmel, Indiana.

Detached Dwelling: A dwelling that is developed with no party-walls and with open yards on all sides, but not including manufactured homes, mobile homes, modular homes, or recreational/motor vehicles.

Developer: A person engaged in development of one or more phases of the Development.

Development: The Real Estate developed in accordance with the Development Requirements.

Development Plan Approval or DP Approval: A specific plan for the development of the Real Estate, or any portion thereof, which is submitted for approval, showing proposed locations of Buildings and Structures.

Development Requirements: Written development standards and any requirements specified in this 2724 E 136th St. PUD Ordinance, which must be satisfied in connection with the approval of a Primary Plat, Development Plan, ADLS, and Building Permits.

Director: The Director, or Administrator, of the Department of Community Services for the City of Carmel, Indiana. "Director" and "Administrator" shall include his/her authorized representatives.

Dwelling: A structure intended for occupancy by a single family. A Dwelling includes an Attached Dwelling, a Detached Dwelling, or a Condominium.

Gross Residential Density: The number of Dwellings divided by and in relation to the total, gross number of acres within the Real Estate or designated Block boundary.

Historic Home: The existing single-family structure on the Property that shall be incorporated into and preserved as part of the Development Plan.

Landscape Plan: The general design for landscaping in the 2724 E 136th St. PUD District shall be included as part of the final engineered Landscape Plan that will be submitted with the Primary Plat.

Landscaping: Trees, shrubs, hedges, flowers, ground cover, grasses, other plant materials, and associated structures, hardscapes, and improvements.

Masonry: Brick, stone, manufactured or synthetic stone or brick, limestone, natural stone, and cultured stone.

Material Alteration: Any change to an approved plan of any type that involves the substitution of one material, species, element, etc. for another.

Minor Alteration: Any change to an approved plan of any type that involves the revision of less than ten percent (10%) of the plan's total area or approved materials and cannot include a decrease in the minimum open space or amenities, or the elimination of required plantings.

Open Space: Open space shall comprise of a parcel or parcels of land, an area of water, or a combination of land and water, including streams, wetlands, and associated natural features located within the Real Estate and designated by the Controlling Developer for the use and enjoyment of some or all of the residents of the Development and, where designated by the Controlling Developer, for the use and enjoyment of the community at large. Except as otherwise provided herein, common open space does not include any area which is divided into building lots, streets or rights of way

Parking Space: An area unenclosed or enclosed in a Building or in Accessory Building, utilized for the temporary storage of one automobile and connected with a street.

Path: A paved or otherwise cleared way intended as a walking, jogging, or a bikeway and located in Open Space, an easement, or a right-of-way. Path locations shall be as depicted in Exhibit B.

Real Estate: That certain real estate located in the City, Hamilton County, Indiana as legally described on Exhibit A attached hereto.

Right-of-Way: An area of land permanently dedicated to provide access.

Siding: Exterior material for use in cladding buildings, structures, and accessories of such. Siding can be shake, fiber cement, horizontal “lap”, or board and batton in design/installation.

Sign: Any type of sign as further defined and regulated by this 2724 E 136th St. PUD Ordinance and the Unified Development Ordinance. Any structure, fixture, placard, announcement, declaration, devise demonstration or insignia used for direction, information, identification or to advertise or promote any business, product, goods, activity, services or any interests.

Substantial Alteration: Any change to an approved plan of any type that involves the revision of ten percent (10%) or more of the plan's total area or approved materials.

Townhomes: An attached single-family Dwelling.

Unified Development Ordinance: The Unified Development Ordinance, Ordinance Z-625-17, of the City of Carmel, Hamilton County, Indiana, as amended.

Yard, Front: The yard generally abutting the street right of way or a common area (when the lot does not abut a street), and along the front façade of a Dwelling including the front door of the Dwelling.

Zone Map: The City's official Zone Map corresponding the Unified Development Ordinance.

Section 3. Permitted Primary Uses.

Section 3.1 Single Family Detached Residential Area. The following uses are permitted in the Single Family Detached Residential Area, or parts thereof as depicted on the Concept Plan (Exhibit B), subject to the applicable Development Requirements

- A. The following residential uses:
 - i) Detached Dwellings
- B. Recreational developments or facilities owned and operated by the Controlling Developer, including clubhouses, parks, pools, ball courts, and other recreational spaces and recreational buildings.

Section 3.2 Condominium / Townhomes / Attached Residential Area. The following uses are permitted in the Condominium / Townhome / Attached Residential Area, or parts thereof as depicted on the Concept Plan (Exhibit B), subject to the applicable Development Requirements

- A. The following residential uses:
 - i) Detached Dwellings

- ii) Attached Dwellings
 - iii) Condominiums
 - iv) Townhomes.
- B. Recreational developments or facilities owned and operated by the Controlling Developer, including clubhouses, leasing office, parks, pools, ball courts, and other recreational spaces and recreational buildings.

Section 3.3 Open Space and Park Areas. The following uses are permitted in the Open Space and Park Areas, or parts thereof as depicted on the Concept Plan (Exhibit B), subject to the applicable Development Requirements:

- A. Preserved and enhanced natural features including without limitation ponds, streams, wetlands, forests, vegetation, passive open space, and limited active open space including trails and paths (both paved and unpaved). The Developer may engage in the removal of dead or diseased trees, thinning of trees or other vegetation to encourage more desirable growth, and grading and seeding.
- B. Not less than twenty (20) percent of the Real Estate shall be allocated to and shall remain in open space in perpetuity (11.88 acres). See also the proposed Open Space Calculation on Exhibit B.
- C. Recreational developments or facilities owned and operated by the Controlling Developer, including clubhouses, parks, pools, ball courts, and other recreational spaces and recreational buildings.
- D. Field including open active lawn, gathering structure, formal and naturalized gardens, historic information / cultural monumentation.
- E. Historic Home may be used as a neighborhood gathering space, clubhouse, maker's space, and/or office and surrounding property as open space.

Section 4. Permitted Accessory Structures and Uses.

Section 4.1 Accessory Structures and Uses. All Accessory Structures and Accessory Uses Allowed under the Unified Development Ordinance shall be permitted except that any detached Accessory Structure shall have on all sides the same architectural features or shall be architecturally compatible in terms of design, materials, and color with the principal building(s) with which it is associated.

Section 5. Communication Equipment.

Section 5.1 Cell towers shall not be permitted. Home satellite dishes shall be permitted.

Section 6. Platting.

Section 6.1 The platting of the Real Estate into smaller tracts shall be permitted, so long as the proposed plat complies with the area requirements set forth below in Section 7 or Section 8, and the creation of a new property line within the Real Estate, shall not impose or establish new development standards beyond those specified below in Section 7 of Section 8 for the entirety of the Real Estate. However, the development of any parcel shall conform to all applicable Primary Plats, Development Plans, and ADLS reviews which are approved or amended per the terms and all other applicable requirements contained in this 2724 E 136th St. PUD Ordinance.

Section 7. Single Family Detached Residential Area Development.

Section 7.1 General Standards.

- A. The Gross Residential Density for the entirety of the Single Family Detached Residential Area shall not exceed one hundred (100) units.
- B. A Dwelling may be utilized as a staffed model home, including temporary sales office, or a temporary construction facility, during the course of build-out of the Development, subject to the parking and signage requirements of the Unified Development Ordinance. A Certificate of Occupancy shall be required before the model is placed in service as a dwelling.
- C. Fences or walls (i) in the front yard shall not be more than thirty-six (36) inches in height, (ii) may not exceed six feet in fence panel height within rear and side yards. Fence panel height shall be inclusive of all decorative items or features of fence (including lattice).

Section 7.2 Height, Area and Square Footage Requirements.

- A. Minimum lot/parcel area:
 - i) Front and Side Loading Lots: Six thousand (6,000) square feet
 - ii) Rear Loading Lots: Four thousand (4,000) square feet
- B. Minimum lot/parcel frontage on street (public or private) or common area:
 - i) All Lot types: Thirty-five (35) feet
- C. Minimum front yard setback lines (corner lots shall have two front yards and one side yard):
 - i) Front and Side Loading Garage: Fifteen (15) feet
 - ii) Rear Loading Garage: Ten (10) feet

- D. Minimum side yard setback lines:
 - i) All Lot types: Three (3) feet
 - ii) A minimum distance of eight (8) feet between Detached Dwellings is required
 - iii) A minimum distance of eight (8) feet between Accessory Structures is required.
- E. Minimum rear yard setback lines:
 - i) All Front and Side Loading Lots: Twenty (20) feet
 - ii) Rear Load lots shall be at least ten (10) feet from Right of Way or private alley.
- F. Minimum lot width at building line:
 - i) Front and Side Loading Lots: Sixty (60) feet
 - ii) Rear Loading Lots: Forty (40) feet
- G. Maximum building height:
 - i) All Lot types: Thirty-five (35) feet.
- H. Maximum lot coverage:
 - i) All Lot types: 55 (fifty-five) percent.
- I. Building Envelope.
 - i) Lot Building Envelopes shall be defined by the setbacks listed herein.
- J. Easements and Setbacks.
 - i) Buildings shall not be permitted to encroach into easements and/or setbacks. Any such encroachment would require a variance from this standard granted by the Carmel Board of Zoning Appeals.

Section 8. Condominium / Townhome / Attached Residential Area Development.

Section 8.1 General Standards.

- A. The Gross Residential Density for the entirety of the Condominium / Townhome / Attached Residential Area shall not exceed one hundred (100) units.

- B. All buildings and associated parking, landscaping, lighting, and signage in the Condominium / Townhome / Attached Residential Area that is not single family detached shall require Development Plan and ADLS approval by the Plan Commission pursuant to this 2724 E 136th St. PUD Ordinance. The front yard (adjacent to public right of way) shall include landscaping and minimal parking in order to limit the amount of parking visible from the Boulevard.
- C. Minimum lot frontage on public road: Twenty-five (25) feet.
- D. Minimum building setback lines:
 - i.) Front yard (adjacent to public right of way): Ten (10) feet.
 - ii.) Rear yard (adjacent to south property line of Keystone Parkway): Thirty (30) feet.
 - iii.) Side yard: Five (5) feet. Minimum of ten (10) feet between structures.
 - iv.) Rear yard: Five (5) feet. Minimum of ten (10) feet between structures.
- E. Maximum building height:
 - i.) Forty-five (45) feet for Condominium buildings
 - ii.) Thirty-five (35) feet for Townhome buildings.
- F. Maximum above grade stories:
 - i.) Three and one-half (3½) for Condominium buildings
 - ii.) Two (2) for Townhome buildings.
- G. Minimum living area (exclusive of porches, terraces and garages):
 - i.) Nine Hundred (900) square feet for Condominium buildings
 - ii.) One Thousand Four Hundred (1,400) square feet for Townhome buildings.
- H. Parking: Parking shall be incorporated into the buildings and no exposed parking shall be seen from the street, except for dedicated parking lots and driveways.
- I. No Condominium buildings in the Condominium / Townhome / Attached Residential Area shall be constructed east of the main boulevard running north/south through the Development. No occupied structures shall be constructed east of the creek/drainage shed entering the property east of the Historic Home and traveling southwest towards 136th Street.

Section 9. Concept Plan.

Section 9.1 Exhibit B depicts the Conceptual Development Plan. The Real Estate shall be developed in accordance with the Conceptual Development Plan. The Concept Plan reflects the commitment of the maximum density and not the specific building types or number of buildings.

Section 10. Streets.

Section 10.1 All streets (including Alleys) within the 2724 E 136th St. PUD District are to be dedicated for public use and accepted for maintenance by the City of Carmel and shall be constructed to the standards of the Unified Development Ordinance for Street and Alley design as applicable at the time of the ordinance for depth and materials. Widths and improvements within the rights of way for public streets within the 2724 E 136th St. PUD District shall be as depicted and described by this ordinance and there shall be a minimum of a five (5) foot sidewalk installed on both sides of a street. Utilities may be located within Alleys. All streets and right of ways shall be dedicated in accordance to those widths prescribed in Transportation Plan of the Carmel Comprehensive Plan in effect at the date of the approval of this ordinance.

Section 10.2 Private Lanes. Any Private Lanes necessary to serve as access to structures and parking areas for the Condominium / Townhome / Attached Residential Development Areas shall remain private and will not be maintained by the City.

Section 10.3 Connection. The following connections will be built by the Controlling Developer: a) One (1) right of way width of forty (40) feet shall be dedicated to Carmel by the Developer for use as a connection from the 2724 E 136th St. PUD District to the subdivision to the East, Smokey Ridge via Smokey Ridge Lane; b) Developer shall also be required within said right of way to install a pedestrian pathway/connection of ten (10) feet in width from the 2724 E 136th St. PUD District to the subdivision to the East, Smokey Ridge via Smokey Ridge Trail; c) One (1) right of way width of fifty-six (56) feet shall be dedicated by the Developer for use as a connection from the 2724 E 136th St. PUD District to the subdivision to the north, Foster Estates, via Matt Street; and d) One (1) right of way width of forty (40) feet shall be dedicated to Carmel by the Developer for use as a connection from the 2724 E 136th St. PUD District to the subdivision to the West, Yorktown Woods via Millgate Drive.

Section 10.4 Multi-use Path: A ten (10) foot multi-use path running parallel to Keystone Parkway shall be depicted and described by this ordinance. Developer shall construct the ten (10) foot path from 136th Street to the northwest corner of the property. The Developer shall work in good faith with the City to acquire an easement for the construction of the path through privately owned property enabling the connection to the Hagan-Burke Trail. The portion of the path outside the limits of the Development shall only be constructed if an easement is obtained

from the property owners and a waiver of park impact fees is approved by the appropriate governing bodies.

Section 10.5 Entrance of 136th St.: A roundabout shall be installed at the entrance of the 2724 E 136th St. PUD District. Developer shall work with the City to construct the roundabout prior to thirty percent (30%) buildout of the neighborhood, which shall be sixty (60) total Certificates of Occupancy.

Section 11. Architectural Standards.

Section 11.1 Building materials:

- A. Single Family Detached residential primary and accessory structures shall be comprised of any mix and combination of the following materials: brick, cast stone, stone, cement fiberboard, Siding, stucco, glass, wood soffits, and vinyl windows and/or equivalent or superior quality thereof for all of the foregoing, except that vinyl siding shall not be permitted. Notwithstanding anything contained herein to the contrary stucco shall be limited to architectural accoutrements and enhancements.
- B. Condominium and Attached Residential primary and accessory structures shall be comprised of a minimum of two (2) materials and a maximum of four (4) from the following list: brick, cast stone, stone, cement fiberboard, stucco, glass, wood, and vinyl windows and/or equivalent or superior quality thereof for all of the foregoing, except that vinyl siding shall not be permitted. Stucco shall not be permitted as an exterior finishing material within 3 feet of the base elevation. Notwithstanding anything contained herein to the contrary stucco shall be limited to architectural accoutrements and enhancements. The building elevations that shall face the public right of way shall match the character of a typical front elevation.

Section 11.2 Typical Building images, rendering and elevations:

- A. Attached hereto and incorporated herein by reference as Exhibit C are typical images, renderings and elevations, depicting the character of Single Family Detached Dwellings, to be constructed upon the Real Estate.
- B. Attached hereto and incorporated herein by reference as Exhibit C are typical images, renderings and elevations, depicting the character of Condominium / Townhome / Attached Dwellings to be constructed upon the Real Estate.

Section 11.3 Mechanical Equipment and Dumpster Enclosures: For Condominium, Townhome, and Attached Residential uses, any mechanical equipment visible from an adjoining street shall be screened with suitable fencing or landscaping that in general shall be architecturally compatible with the building(s) with which it is associated. Screening and buffering of the mechanical equipment, which may include HVAC units, gas, electric and water meters, may be

achieved with the use of walls, structures, fences, painting of the equipment and/or landscaping. Dumpsters/Compactors shall be screened with a wall and gate of a material compatible at least one (1) foot above the dumpster/compactor height with the associated architectural design of the buildings that it serves.

Section 11.4 Single Family Detached – Front Load Garages: All front load garages on Single Family Detached homes shall be set back from the primary front home elevation by a minimum of 10 feet.

Section 11.5 Masonry Water Table: All primary structures shall have masonry bases on all elevations (excluding doors and openings) to the water table line, at a minimum. A masonry wainscot shall be required at a minimum to cover the building foundation.

Section 12. Landscaping and Open Space Requirements.

Section 12.1 Landscape Plans. The Landscape Plan shall be included with the Primary Plat. A full landscape plan shall be submitted with a Primary Plat, Secondary Plat, Development Plan, and ADLS application (whichever is applicable per Ordinance). The landscape plan shall include, at a minimum, the following:

- A. Location and spacing of existing and proposed plant material.
- B. Types of plant material identified by botanical and common names.
- C. Size of material, in diameter and height, at installation and maturity.
- D. Quantity of each of the planting materials to be installed.
- E. Methods of protecting landscaped areas.

Section 12.2 Landscaping Standards. Landscaping installed pursuant to this 2724 E 136th St. PUD Ordinance and the City's planting standards and best management practices shall be integrated with other functional and ornamental site design elements, where appropriate, such as landscape materials, paths, sidewalks, or any water features. Adequate soil volumes for mature growth shall be considered and supplied for each plant material that is installed.

- A. Plant Materials. Landscaping materials shall be appropriate to local growing and climate conditions and shall meet the requirements of the ANSI Z60.1 Standards. Plant health and suitability, maintenance, and compatibility with site construction features are critical factors that shall be considered. Plantings should be designed with diversity, structured patterns, and complementary textures and colors, and should reinforce the overall character of the area.
 - i) Shade trees shall be at least two and a half inches (2.5") in caliper diameter when planted.

- ii) Ornamental trees shall be at least one and a half inch (1.5") in caliper diameter when planted.
 - iii) Evergreen trees shall be at least six feet (6') in height when planted.
 - iv) Shrubs shall be at least eighteen inches (18") in height when planted.
 - v) Ornamental grasses must obtain a mature height of at least 3 feet.
- B. Subject to the approval of the Urban Forester, existing vegetation may be used to achieve required landscaping if (i) it is of suitable quality, size and state of health to achieve required landscaping, and (ii) the method of preservation utilizes best management practices for tree protection during construction. Any preservation of existing vegetation shall constitute an in-kind credit against the landscaping requirements of this PUD Ordinance.
- C. All landscaping approved as part of a Secondary Plat, Development Plan, or ADLS shall not be substantially altered, eliminated or sacrificed without first obtaining further Plan Commission approval. However, minor material alterations in landscaping may be approved by the Urban Forester or his or her designee in order to conform to specific site conditions.
- D. It shall be the responsibility of the owners and their agents to ensure proper maintenance of project landscaping and pond areas approved in accordance with this 2724 E 136th St. PUD Ordinance. This may include, but is not limited to, irrigation and mulching of planting areas, replacing dead, diseased, or overgrown plantings with identical varieties or a suitable substitute, and keeping the area free of refuse, debris, rank vegetation and weeds.
- E. **Street Trees.** Shade trees shall be planted along all streets within the right-of-way, parallel to the street and installed per City standards. This standard includes, but may not be limited to, streets and medians to be built. One shade tree shall be installed for every thirty to fifty feet (30'-50') of ROW length. Street trees are not required to be uniformly spaced. As per City standards, no street trees shall be planted in conflict with drainage or utility easements or structures, underground detention (unless so designed for that purpose), or within traffic vision safety clearances. Species shall be chosen from the City's published list of recommended street trees. Tree lawns shall be a minimum of six (6) feet in width.

Section 12.3 Best efforts shall be made to incorporate natural vegetation into the storm water management plans.

Section 12.4 Conflict with Utilities. Notwithstanding anything herein to the contrary, no tree shall be planted in conflict with drainage or utility easements or structures, underground detention (unless so designed for that purpose), or other rules, regulations or ordinances of the City. However, where the logical location

of proposed utilities would compromise the desired effect, the Controlling Developer may solicit the aid of the City's Urban Forester in mediating an alternative.

Section 12.5 Bufferyards.

A. Perimeter: A perimeter bufferyard shall be installed along the boundaries of the 2724 E 136th St. PUD District. The bufferyard will be of type, size, and content based upon the below requirements. Existing vegetation may be applied towards perimeter bufferyards with approval of Urban Forester. Drainage improvements shall be permitted within the perimeter bufferyards.

i) East Perimeter:

Width: Forty (40) feet along Single Family Detached Residential Area; Twenty (20) feet along Condominium / Townhome / Attached Residential Area.

Contents: 5 shade Trees, 1 ornamental tree, 20 shrubs per 100 linear feet.

ii) North Perimeter:

Width: Forty (40) feet.

Contents: 5 shade trees, 1 ornamental tree, 20 shrubs per 100 linear feet.

iii) West Perimeter Adjacent to Existing Single Family:

Width: Forty (40) feet.

Contents: 5 shade trees, 1 ornamental tree, 20 shrubs per 100 linear feet.

iv) Southwestern Perimeter along Keystone Parkway:

Width: Thirty (30) foot Greenbelt bufferyard

Contents: 6 shade trees, 2 ornamental trees, 15 shrubs per 100 linear feet; existing trees may count toward the total requirement.

B. Internal Bufferyards: There shall be no internal Real Estate bufferyard requirements. Uses will be master planned to be complimentary in style and orientation, as such bufferyards between different residential uses and intensities shall not be required.

Section 12.6 Foundation Plantings.

- A. Landscaping shall be installed along all sides of primary buildings.
 - i) The primary landscape materials used shall be ornamental trees, shrubs, perennial flowers, and ornamental grasses.
 - ii) Sidewalks, patios and/or terraces are permitted in foundation planting areas, but shall not occupy the entire planting area on any side of the structure.

Section 12.7 Parking Lot Plantings.

- A. Parking lot perimeters shall be landscaped to be screened from view from all adjacent public rights of way. A minimum width for the planting area for the parking lot perimeter plantings shall be six (6) feet.
- B. Parking Lots containing more than 10 adjacent spaces shall require a minimum of one (1) shade tree and twenty (20) shrubs shall be planted for every ten (10) parking spaces provided. Plantings shall be located in proximity of these parking spaces to provide screening and shade.

Section 12.8 In all non-single family detached development, screening and/or landscaping shall limit direct views of ground mounted mechanical/telecommunication equipment from the street or public rights of way. Screening and buffering may be achieved with the use of walls, structures, fences, and/or landscaping.

Section 12.9 Tree Preservation. Tree Preservation Areas shall be regulated and well maintained in accordance with the following; however, the Tree Preservations Areas shall be subject to the rights of all utility and drainage easements therein. Plans shall be provided with the Primary Plat. Minimum widths for the tree preservation areas along the perimeter of the site shall be Twenty (20) feet. Tree Preservation areas shall be provided in the areas identified on the Concept Plan within Exhibit B which denote the Dedicated Tree Protection Areas and the Areas for Best Efforts to Preserve Trees.

- A. The following best management practices may be implemented with respect to Tree Preservation Areas:
 - i) Removal of exotic and invasive species (e.g. bush honeysuckle) where appropriate, including the use of professionals to apply herbicides or identify and remove such invasive species.
 - ii) Removal of dead, hazardous and at-risk trees.
 - iii) Removal of vines growing on and up a tree.

- iv) Removal of an overabundance of fallen and cut trees.
- v) Planting of native trees.
- vi) Establishment of access easements, unpaved trails, utility and drainage improvements.
- vii) Complete maintenance activities by following industry standard using the current American Safety Institute (ANSI) Z-133 and A-300 approved practices and methods.

B. The following activities shall be permitted within Tree Preservation Areas:

- i) Planting of native trees, pursuant to the Indiana Native Tree List provided by the City's Urban Forester.
- ii) Removal of hazardous, exotic and invasive vegetation pursuant to the Indiana Exotic and Invasive Plant List provided by the City's Urban Forester.
- iii) Removal of trees directed to be removed by municipal, county, state or federal agencies or departments or by a public utility.
- iv) Installation of access easements, rights-of-way, streets, paths, trails, sidewalks, utilities and drainage improvements and minor pedestrian area improvements (e.g. benches, trash receptacles, creek overlook areas).
- v) Community or common areas; provided any such use shall be designed to avoid unnecessary impact or damage to Tree Preservation Areas.

C. The following activities shall be prohibited within Tree Preservation Areas.

- i) Removal of native vegetation.
- ii) Mowing and clearing any portion of a tree preservation area.
- iii) Dumping of leaves and debris from outside locations into the tree preservation area.
- iv) Seeding; including grass seed, prairie mix seed, sod and the planting of any type of garden unless approved by the City's Urban Forester.
- v) The construction of pools, sheds, garages, decks, fences, playground equipment, tree houses, fire pits and other permanent or semi-permanent structures unless approved by the Carmel BZA.

- vi) Recreational activities that adversely impact the health, structure and integrity of a tree preservation area, including, playground equipment, basketball or tennis courts and pools.
- D) The following shall be required for all Tree Preservation Areas:
- i) Signs identifying the Tree Preservation Area shall be posted every five hundred (500) feet around the perimeter of all Tree Preservation Areas.
 - ii) Barriers shall be utilized during site development and earth moving activities, which shall be specified on landscape plans. Such barriers shall remain in place during the site's construction activity. The City of Carmel tree preservation detail shall be used, and fence locations shall be shown on the landscape plan.

Section 12.10 Open Space.

- A. An Open Space Plan shall be submitted noting the location and percentage of the site with distinctions of designed and natural areas including tree preservation areas. Open Space shall be depicted on the plans submitted with the Primary Plat, and also as detailed in Section 3 of this Ordinance. A minimum of Twenty Percent (20%) of Open Space shall be preserved, which may include the land contributed for the Historic Home
- B. The Developer may make common sense improvements such as the cutting of trails as depicted on the Concept Plan/Primary Plat, the provision of picnic areas, removal of dead or diseased trees, thinning of trees or other vegetation to encourage more desirable growth, and grading and seeding.
- C. Recreational buildings, structures, and improvements (for example, pools, clubhouses, picnic structures, ball fields, tennis courts, and playground equipment) may be constructed in conjunction with all use areas excluding the Park/Open Space Areas.
- D. Storm water quality/quantity treatment may be constructed in the open space.
- E. Trails shall be provided, to link open space areas. Hard surface trails shall be a minimum of six (6) feet wide. Aggregate and non-permanent trails can be of varying widths and shall be a minimum of four (4) feet wide. Trails, their locations, design, and material shall be as outlined in Exhibit B.
- F. Open Space shall be landscaped as in a park setting and shall require a minimum of eight (8) shade trees shall be planted for every acre of open space.

Section 12.11 Pedestrian Corridors. Pedestrian corridors as identified on Exhibit B and further detailed on plans submitted with the Primary Plat, shall be planted with

shade trees for cover, and shrubs and ground cover or ornamental grasses for interest and beautification.

Section 13. Lighting.

Section 13.1 Single Family Detached Residential Lighting. Front porch, stoop, and or attached entry lights shall be provided on all Detached Dwellings.

Section 13.2 Condominium and Attached Residential Lighting. All site lighting within the areas that require Development Plan and or ADLS approval shall comply with the lighting standards of the Unified Development Ordinance in effect at the time of Development Plan and or ADLS filing.

Section 13.3 Street lighting (lighting in the street right-of-way) shall be illustrated on the Development Plan / Primary Plat, shall be provided by Controlling Developer and shall (i) be confined to the street intersections and (ii) meet all applicable City standards and (iii) be reviewed by the City.

Section 13.4 Only security lighting as deemed necessary by the Developer or City shall be permitted within the Park/Open Space Areas.

Section 13.5 Lighting in and around active open space and parking lots shall be designed and maintained so that it is reduced to the minimum amount reasonably required for security purposes.

Section 13.6 No lighting that has been approved by the Plan Commission may later be substantially altered or eliminated without first obtaining further approval from the Plan Commission or a committee thereof. However, Minor Material Alterations of lighting may be approved by the Director or the Director's designee.

Section 13.7 Exterior lighting of the Buildings shall be located so that (i) there is zero (0) light directed off the site and (ii) the light source is shielded from direct offsite viewing.

Section 13.8 All exterior ground-mounted architectural, display and decorative lighting shall be generated from concealed, low level fixtures.

Section 13.9 Light fixtures in parking areas shall not be mounted so that the light source exceeds twenty feet (20) feet in height.

Section 13.10 All pole-mounted and wall mounted fixtures shall have 90-degree cut off and/or flat lenses. Building accent lighting shall be exempt from this provision but shall be designed so that light is fully directed at the building façade.

Section 13.11 Ground mounted lighting fixtures are permitted within areas designated for perimeter buffering.

Section 14. Signs

Section 14.1 Single Family Detached Residential Area Signs.

- A. All signs shall meet the requirements of the Unified Development Ordinance, unless described herein.
- B. Typical signs shall be as depicted on plans submitted with the Primary Plat in terms of location, character, and construction. A conceptual sign plan showing proposed locations is attached hereto as Exhibit B.
- C. Development Entry Signs. There shall be one Development Entry Sign permitted for the entry into the Real Estate on 136th Street. Development Entry Signs shall be ground mounted, with copy area (including logos) no greater than six (6) feet from grade, and no more than fifty (50) square feet. Architectural and structural elements shall be exempt from height and square footage requirements. Overall sign structure shall not be greater than 10 feet in height from grade.
- D. Neighborhood/Block Signage. Neighborhood/Block Signage shall be permitted to designate internal neighborhoods, blocks, or residential clusters. These signs shall be ground mounted, with a maximum height of six (6) feet from grade, and no more than three (3) square feet. These signs shall be placed on one or two sides of street intersections. Plans submitted with the Primary Plat will depict character and detail of these types of signs.

Section 14.2 Condominium, Townhome and Attached Residential Signs.

- A. All signs shall meet the requirements of the Unified Development Ordinance, unless described herein.
- B. Typical signs shall be as depicted on plans submitted with the Primary Plat in terms of location, character, and construction. A conceptual sign plan showing proposed locations is attached hereto as Exhibit B.
- C. Condominium / Townhome / Attached Residential Development Entry Signs. There shall be one Condominium / Townhome / Attached Residential Development Entry Sign permitted for the entry into the Condominium / Townhome / Attached Residential development from the interior public street. Condominium / Townhome / Attached Residential Development Entry Signs shall be ground mounted, with copy area (including logos) no greater than six (6) feet from grade, and no more than twenty (20) square feet. Overall sign structure shall not be greater than 10 feet in height from grade.

Section 14.3 Open Space and Park Area Signs.

- A. Pedestrian and bicycle wayfinding signage, as well as historical story boards and plaques may be incorporated throughout the Real Estate. This signage shall be of a permanent type construction and design and may include development logos and insignias. This signage shall not be regulated for content – but will be designed for slow moving readability, and pedestrian oriented scale. These signs shall be ground mounted, with a maximum height of six (6) feet from grade, and no more than twelve (12) square feet.
- B. Typical wayfinding signs could be as depicted on plans that shall be submitted with the Primary Plat in terms of location, character, and construction.
- C. Typical historic signs could be as depicted on plans that shall be submitted with the Primary Plat in terms of location, character, and construction.

Section 15. Parking.

Section 15.1 Automobile Parking. Except as provided herein this Section the requirements set forth in the Unified Development Ordinance shall apply in determining the standards applicable to parking spaces. Parking spaces shall be provided in the following manner:

- A. Condominium and Attached Residential uses shall have a minimum of 1.5 parking spaces per dwelling, plus 1 space per 7 dwelling units. Tandem, driveway, and street parking can be used to meet this requirement. Space sizes shall be as per current City of Carmel parking standards.
- B. Single Family uses shall have a minimum of 2 garage parking spaces per dwelling. Space sizes shall be as per current City of Carmel parking standards.
- C. Parking areas shall be interconnected by internal driveway and coordinated to accommodate pedestrian access.
- D. Alley Parking Prohibited. All parking within alley right of way shall be prohibited.

Section 15.2 Bicycle Parking. Bicycle parking spaces shall be provided in compliance with the Unified Development Ordinance.

Section 16. Historic Home. The existing single-family structure on the Property shall be incorporated into and preserved as part of the Development Plan.

- A. The Historic Home shall be preserved within a community park space and shall to platted into a minimum three (3) acre parcel with deed restrictions.

- B. The Developer commits to working with the Carmel Historic Preservation Commission and the Indiana Landmarks Foundation on a plan to preserve and rehabilitate the Historic Home. The Historic Home shall be designated as at least a local historic landmark.
- C. The Historic Home may be used as a neighborhood gathering space, clubhouse, maker's space, and/or office.
- D. The Developer may donate the Historic Home to the Carmel Historic Preservation Commission or the Indiana Landmarks Foundation.

Section 17. Homeowners Association and Declaration of Covenants.

Section 17.1 Declaration of Covenants and Homeowners Association. A Declaration of Covenants ("CCR's") shall be prepared by the Controlling Developer in its discretion which shall also contain various provisions regarding the Real Estate, including provisions for an initiation fee, a budget requirement to fund general reserves, the use of the Real Estate, and improvement approval requirements after initial construction, and shall meet the requirements of the UDO. The CCR's will also provide for the establishment of a Homeowners Association in which membership shall be mandatory. The Controlling Developer shall record the CCR's with the Recorder of Hamilton County, Indiana. At the discretion of the Developer, individual Associations may be established within each district, each required to be a member of the overall Master Association. There may be multiple Declarations of Covenants and Associations. A Declaration of Covenants and Homeowners Association shall be submitted with each applicable Primary Plat for this development.

Section 18. Development Procedure.

Section 18.1 Approval of the Primary Plat, Secondary Plat, Development Plan and ADLS. The required Primary Plat, Secondary Plat, Development Plan and ADLS shall follow the adopted process by the Commission as prescribed in the City of Carmel Unified Development Ordinance. Therefore, a Primary Plat, Secondary Plat, Development Plan and or ADLS (whichever is applicable and governing per City of Carmel Unified Development Ordinance) approval shall be required prior to issuance of an Improvement Location Permits for this 2724 E 136th St. PUD Ordinance.

Section 18.2 Modification of Development Requirements (Zoning Waiver). The Plan Commission may, after a public hearing, grant a Zoning Waiver of any of the dimensional standards by less than ten (10) percent of the specified standard. Modification of the Development Requirements requested by the Developer may be approved by a hearing examiner or committee designated by the Commission, after a public hearing held in accordance with the Commission's Rules of Procedure. However, any decision of a hearing examiner or committee which approves or denies any requested modification may be appealed by the Director or any interested party (including the Developer) to the Commission, also in

accordance with the Commission's Rules of Procedure. Any approval of such waiver is subject to the following criteria:

- A. The proposal shall be in harmony with the purposes and land use requirements contained in 2724 E 136th St. PUD Ordinance.
- B. The proposal shall complement the overall Primary Plat, Development Plan, Secondary Plat and/or ADLS and the adjoining streetscapes and neighborhoods.
- C. The proposal shall not produce a site plan or street/circulation system that would be impractical or detract from the appearance of 2724 E 136th St. PUD District, and must not adversely affect emergency access in the area.
- D. If the Commission (acting through its hearing examiner or committee) determines that the proposed modification will not have an adverse impact on development in 2724 E 136th St. PUD District, it shall grant a modification of the Development Requirements. In granting modifications, the Commission may impose such conditions as will, in its reasonable judgment, secure the objectives and purposes of this 2724 E 136th St. PUD Ordinance

Section 18.3 Variances of Development Requirements. The BZA may authorize Variances from the terms of 2724 E 136th St. PUD Ordinance, subject to the procedure prescribed in the Unified Development Ordinance.

Section 19. Controlling Developer's Consent. Without the written consent of the Controlling Developer, no other developer, user, owner, or tenant may obtain any permits or approvals, whatsoever, with respect to the Real Estate or any portion thereof and, as such, and by way of example but not by limitation, none of the following may be obtained without the approval and consent of the Controlling Developer:

- A. Improvement location permits for any improvements within the Real Estate;
- B. Sign permits for any Signs within the Real Estate;
- C. Building permits for any Buildings within the Real Estate;
- D. DP, ALDS, Primary Plat or Secondary Plat approval for any part of the Real Estate; and
- E. Any text amendments, variances, modifications of development requirements or other variations to the terms and conditions of this 2724 E 136th St. PUD Ordinance.

Section 20. Violations and Enforcement. All violations and enforcement of this 2724 E 136th St. PUD Ordinance shall be subject to the Unified Development Ordinance.

Section 21. **Exhibits.** All of the Exhibits on the following pages are attached to this 2724 E 136th St. PUD Ordinance, are incorporated by reference into this 2724 E 136th St. PUD Ordinance and are part of this 2724 E 136th St. PUD Ordinance.

[The remainder of this page has been intentionally left blank.]

EXHIBIT "A"

Legal Description

The land referred to in this Commitment, situated in the County of Hamilton, State of Indiana, is described as follows:

PARCEL 1: (House 3 acres)

Part of the Southeast Quarter of Section 19, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 57 minutes 17 seconds West (assumed basis of bearings) along the South line of said quarter section 1670.01 feet; thence North 0 degree 02 minutes 43 seconds West 328.28 feet to the point of beginning of this description being on the Northeasterly right of way line for State Road 431, also being on a curve to the left having a radius of 3955.00 feet, the radius point of which bears South 58 degrees 27 minutes 50 seconds West; thence Northwesterly along said right of way line and curve 34.32 feet to a point which bears North 57 degrees 58 minutes 00 second East from said radius point; thence leaving said right of way line, North 14 degrees 58 minutes 39 seconds East 476.00 feet; thence North 23 degrees 15 minutes 00 second East 129.68 feet; thence North 6 degrees 10 minutes 00 second East 161.40 feet; thence South 72 degrees 32 minutes 33 seconds West 200.90 feet; thence North 0 degree 53 minutes 28 seconds East 408.14 feet; thence North 84 degrees 20 minutes 22 seconds East 297.11 feet; thence South 0 degree 53 minutes 28 seconds West 344.14; thence South 72 degrees 32 minutes 33 seconds West 82.79 feet; thence South 6 degrees 10 minutes 00 second West 176.09 feet; thence South 23 degrees 15 minutes 00 second West 131.63 feet; thence South 14 degrees 58 minutes 39 seconds West 497.70 feet to the point of beginning and containing 3.000 acres, more or less.

Property Address: 2724 East 136th Street, Carmel, Indiana

Tax Id. No.: 17-10-19-00-00-004.002 / 2910-19-000-004.002-018

PARCEL 2:

Part of the Southeast Quarter and Southwest Quarter of Section 19, Township 18 North, Range 4 East located in Clay Township, Hamilton County, Indiana being described as follows:

Beginning at a stone found at the Northwest corner of the Southeast Quarter of Section 19, Township 18 North, Range 4 East; thence on the North line of said Southeast Quarter North 89 degrees 45 minutes 35 seconds East (Assumed Bearing) 1310.32 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of Smokey Ridge Subdivision, Section 4; thence on said west line and on the West lines of Smokey Ridge Subdivision, Section 3 and 2 South 00 degrees 05 minutes 42 seconds East 2002.43 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the North line of Smokey Hollow; thence on said North line South 89 degrees 50 minutes 17 seconds West 2.95 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of Said Smokey Hollow Subdivision; thence on said West line South 00 degrees 06 minutes 06 seconds East 518.22 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the North right of way line of Smokey Row Road; thence on said North right of way line North 72 degrees 38 minutes 57 seconds West 155.63 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying"; thence continuing on said North right of way

line North 48 degrees 49 minutes 30 seconds West 234.36 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the East right of way line of Keystone Parkway being a curve with a radius of 3974.73 feet with a central angle of 11 degrees 59 minutes 00 seconds; thence on the arc of said curve 831.30 feet with a chord bearing North 37 degrees 40 minutes 30 seconds West 829.79 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying"; thence continuing on said right of way line the following three courses:

- 1) North 45 degrees 09 minutes 33 seconds West 191.97 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying";
- 2) Thence north 43 degrees 40 minutes 00 seconds West 900.00 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying";
- 3) Thence North 41 degrees 25 minutes 54 seconds West 130.79 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the South line of Yorktown Woods Subdivision; thence on said South line North 65 degrees 52 minutes 20 seconds East 366.88 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of said subdivision; thence on said west line North 00 degrees 01 minutes 35 seconds West 623.00 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the north line of the Southwest Quarter of said Section 19; thence on said North line North 89 degrees 30 minutes 00 seconds East 30.05 feet to the point of beginning, containing 59.44 acres, more or less.

EXCEPTING THEREFROM: (Parcel 1)

Part of the Southeast Quarter of Section 19, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 57 minutes 17 seconds West (assumed basis of bearings) along the South line of said quarter section 1670.01 feet; thence North 0 degree 02 minutes 43 seconds West 328.28 feet to the point of beginning of this description being on the Northeasterly right of way line for State Road 431, also being on a curve to the left having a radius of 3955.00 feet, the radius point of which bears South 58 degrees 27 minutes 50 seconds West; thence Northwesterly along said right of way line and curve 34.32 feet to a point which bears North 57 degrees 58 minutes 00 second East from said radius point; thence leaving said right of way line, North 14 degrees 58 minutes 39 seconds East 476.00 feet; thence North 23 degrees 15 minutes 00 second East 129.68 feet; thence North 6 degrees 10 minutes 00 second East 161.40 feet; thence South 72 degrees 32 minutes 33 seconds West 200.90 feet; thence North 0 degree 53 minutes 28 seconds East 408.14 feet; thence North 84 degrees 20 minutes 22 seconds East 297.11 feet; thence South 0 degree 53 minutes 28 seconds West 344.14; thence South 72 degrees 32 minutes 33 seconds West 82.79 feet; thence South 6 degrees 10 minutes 00 second West 176.09 feet; thence South 23 degrees 15 minutes 00 second West 131.63 feet; thence South 14 degrees 58 minutes 39 seconds West 497.70 feet to the point of beginning and containing 3.000 acres, more or less.

Property Address:

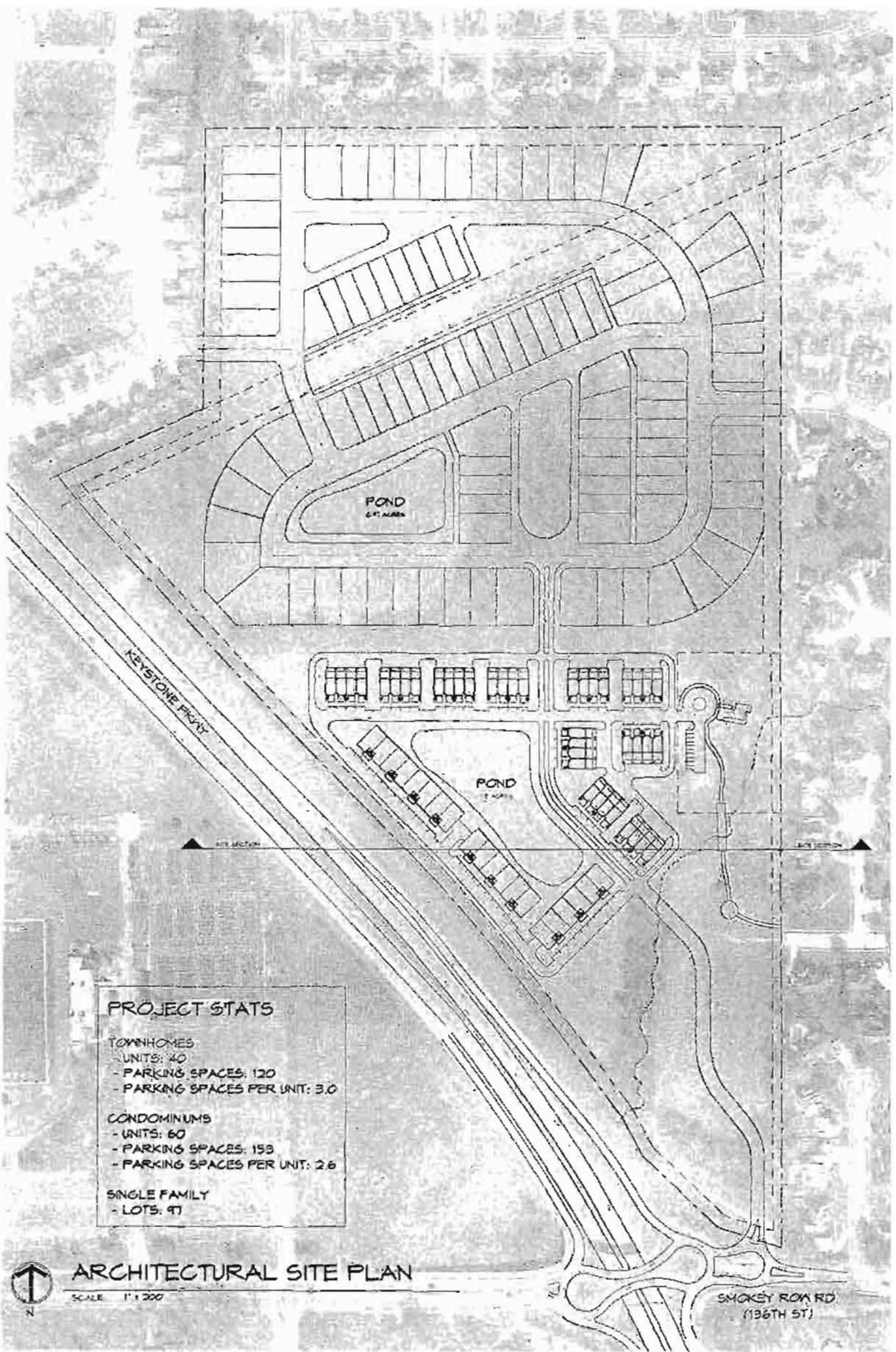
0 East 136th Street, Carmel, Indiana
0 US 431, Carmel, Indiana

Tax Id. No.:

17-10-19-00-00-004.000 / 2910-19-000-004.000-018
17-10-19-00-00-025.000 / 2910-19-000-025.000-018

EXHIBIT "B"

Concept and Aerial Layout Plans



PROJECT STATS

TOWNHOMES	
- UNITS:	40
- PARKING SPACES:	120
- PARKING SPACES PER UNIT:	3.0
CONDOMINIUMS	
- UNITS:	60
- PARKING SPACES:	153
- PARKING SPACES PER UNIT:	2.6
SINGLE FAMILY	
- LOTS:	97



ARCHITECTURAL SITE PLAN

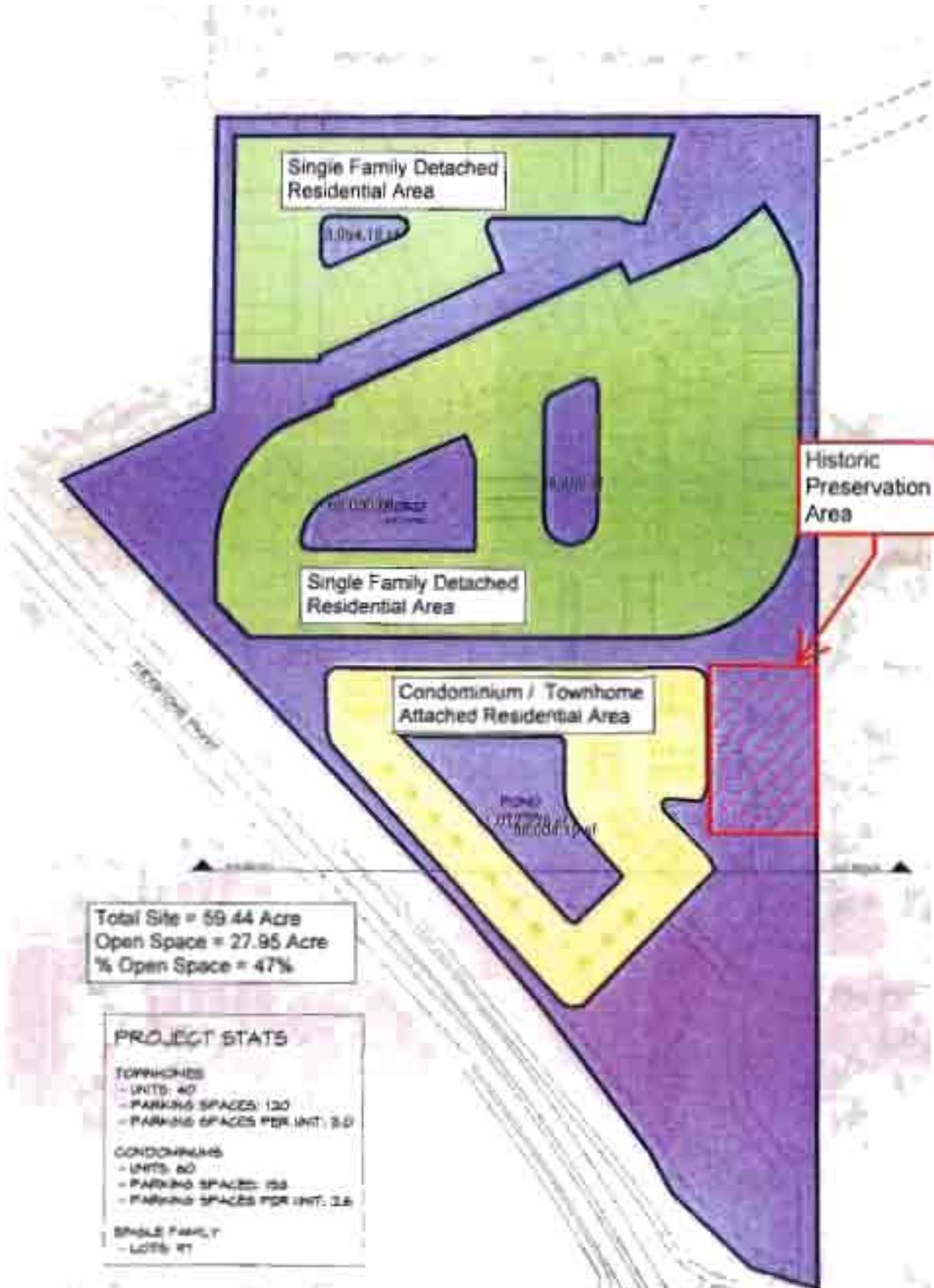
SCALE 1" = 200'

A1

BRENNAN PROPERTY
136TH AND KEYSTONE PARKWAY

11.14.2013

STUDIO M
ARCHITECTURE & PLANNING



Total Site = 59.44 Acre
 Open Space = 27.95 Acre
 % Open Space = 47%

PROJECT STATS

TOWNHOMES	
- UNITS:	40
- PARKING SPACES:	130
- PARKING SPACES PER UNIT:	3.25
CONDOMINIUMS	
- UNITS:	60
- PARKING SPACES:	155
- PARKING SPACES PER UNIT:	2.6
SINGLE FAMILY	
- LOTS:	91



ARCHITECTURAL SITE PLAN

SCALE: 1" = 80'

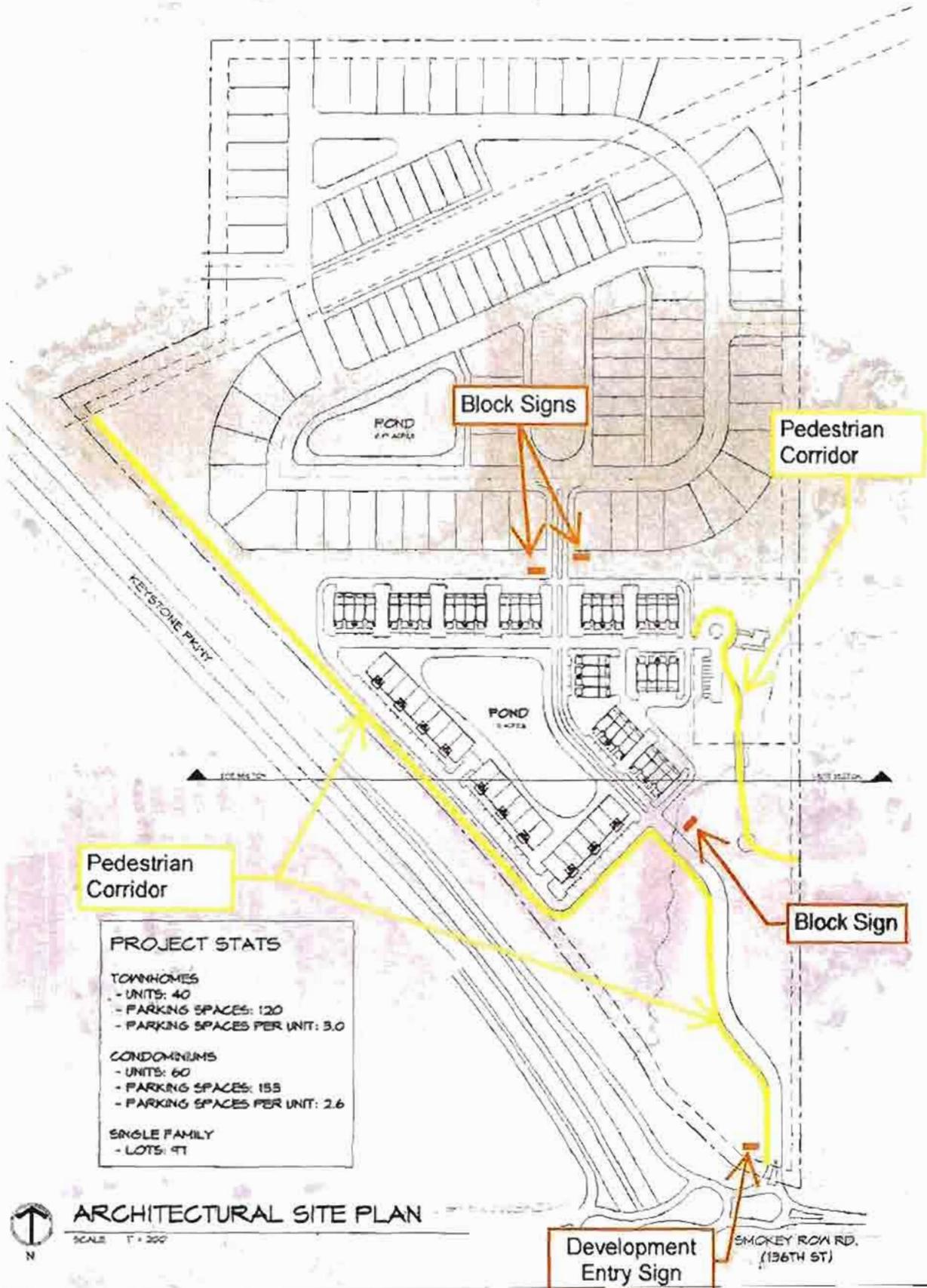


A1

BRENNAN PROPERTY
 186TH AND KEYSTONE PARKWAY

STUDY: 11

STUDIO M
 ARCHITECTURE + PLANNING



ARCHITECTURAL SITE PLAN

SCALE 1" = 200'

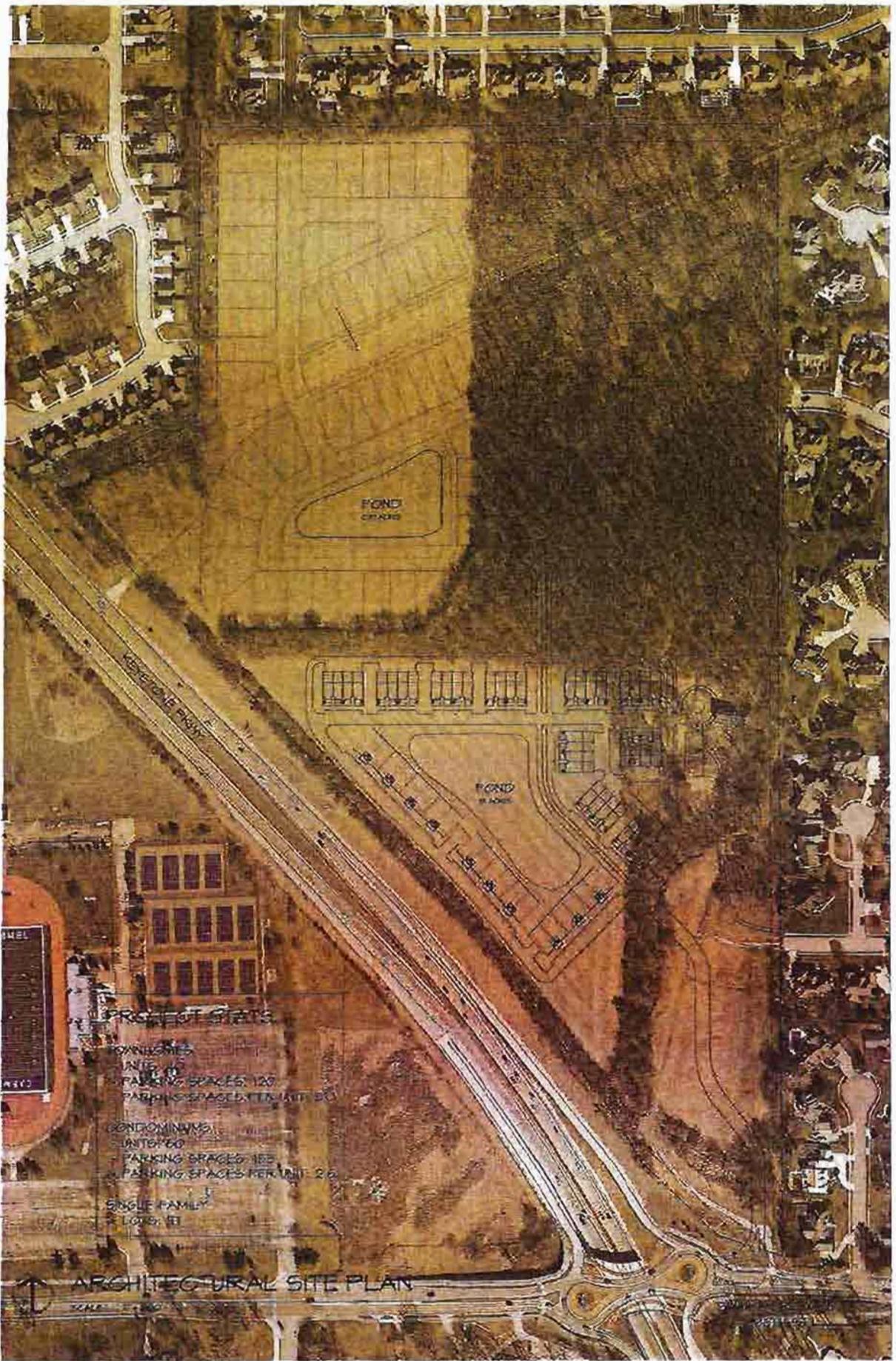
A1

BRENNAN PROPERTY
136TH AND KEYSTONE PARKWAY

11.14.2018

STUDIO M
ARCHITECTURE & PLANNING

SMOKEY ROAM RD.
(136TH ST)



PROJECT OF STAYS
TOWNHOMES
UNITS: 15
PARKING SPACES: 120
PARKING SPACES PER UNIT: 8
CONDOMINIUMS
UNITS: 60
PARKING SPACES: 180
PARKING SPACES PER UNIT: 3
SINGLE FAMILY
LOT: 11

ARCHITECTURAL SITE PLAN



BRENNAN PROPERTY
136TH AND KEYSTONE PARKWAY

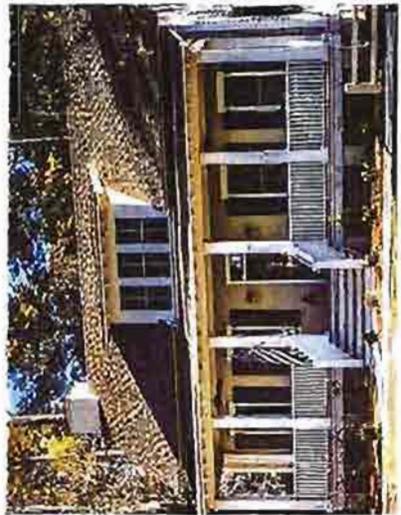
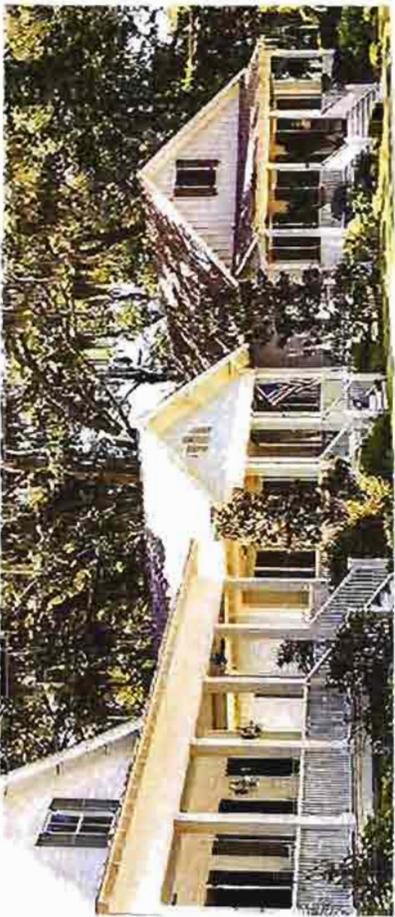
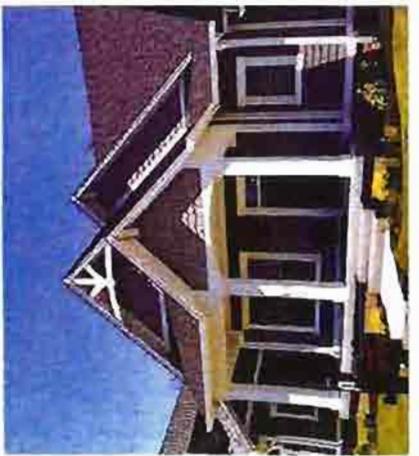
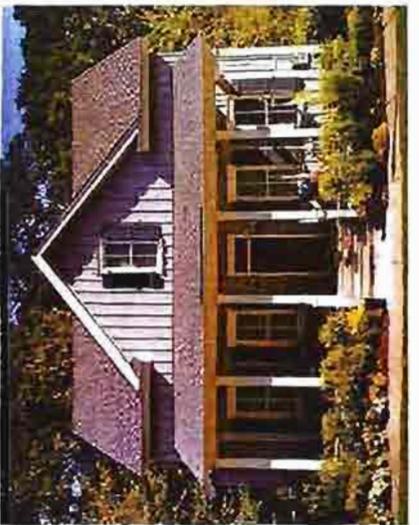
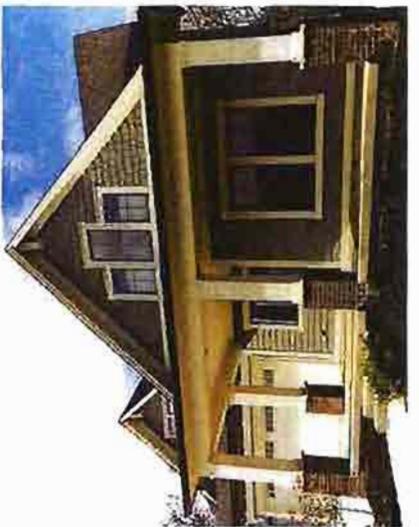
11/11/2011

STUDIO M
ARCHITECTURE



EXHIBIT "C"

Rendering Exhibits



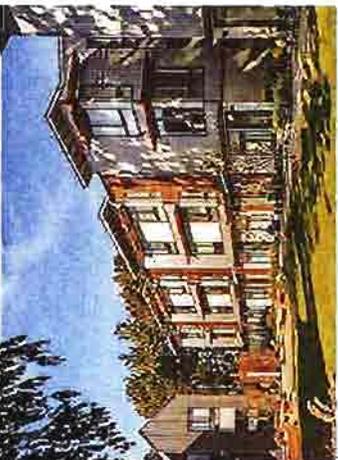
136TH AND KEYSTONE AVENUE
DEVELOPMENT

9100 52 10

STUDIO M
ARCHITECTURE & PLANNING



LOOK & FEEL IMAGERY



This Ordinance shall be effective upon its passage by the Council and approval by the Mayor of the City, in accordance with Indiana Code 36-4-6 et seq.

ADOPTED by the Common Council of the City of Carmel, Indiana this ____ day of _____ 20____, by a vote of ____ ayes and ____ nays.

COMMON COUNCIL FOR THE CITY OF CARMEL

Presiding Officer

Kevin D. Rider

Sue Finkam

Anthony Green

Bruce Kimball

Jeff Worrell

Laura Campbell

Ronald E. Carter

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of _____ 20____, at _____ .M.

Christine S. Pauley, Clerk-Treasurer

Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of _____ 2018, at _____ .M.

James Brainard, Mayor

ATTEST:

Christine S. Pauley, Clerk-Treasurer

Prepared by: Justin W. Moffett
1132 South Rangeline Road, Suite 200
Carmel, IN 46032
317-966-2023

**COMMITMENTS CONCERNING THE USE
AND DEVELOPMENT OF REAL ESTATE**

Old Town Companies L.L.C., an Indiana limited liability company ("Old Town"), is under contract to purchase parcels of real estate identified by Hamilton County, Indiana Auditor's Office as Tax Parcel Identification Numbers 17-10-19-00-00-004.002, 17-10-19-00-00-004.000, and 17-10-19-00-00-025.000, which parcels of real estate are legally described in what is attached hereto and incorporated herein by reference as Exhibit "A" (the "Real Estate"). The Real Estate is the subject of a zoning application before the City of Carmel's Plan Commission seeking replat approval pertaining to the development of a residential community, which zoning applications are identified as Docket No. 18070015 Z ("Zoning Application").

Old Town, and its successors, assigns, grantees and successors in title to the Real Estate, hereby make the following commitments ("Commitments") related to the development of the Real Estate to the City of Carmel's Plan Commission ("Plan Commission").

Section 1. Cross Reference. These Commitments pertain to the Real Estate and are made in connection with the Zoning Application for the development of a new residential community.

Section 2. Commitments. Old Town, and its successors, assigns, grantees and successors in title to the Real Estate, makes the following commitments concerning the Real Estate:

- A. Old Town shall work with the City of Carmel to construct the roundabout at the main entrance to the development along 136th Street prior to thirty percent (30%) buildout of the neighborhood, which shall be sixty (60) total Certificates of Occupancy.
- B. The Developer shall work in good faith with the City to acquire an easement for the construction of the path through privately owned property enabling the connection to the Hagan-Burke Trail. The portion of the path outside the limits of the Development shall only be constructed if an easement is obtained from the property owners and a waiver of park impact fees is approved by the appropriate governing bodies. Developer shall seek to be reimbursed through the waiver of park impact fees for the costs of the portion of the alternative transportation path constructed outside the limits of the Development and the costs of the restoration and preservation of the Historic Home.
- C. The site development construction traffic shall access the site (i) at the existing gravel access of Keystone Avenue rather than through adjacent subdivisions, or (ii) as required by the department of engineering.
- D. The Design Guidelines that apply to all housing types within the development is attached hereto and incorporated herein as Exhibit "B".

Section 3. Effective Date. The Commitments contains herein shall be effective upon the occurrence of the following events:

- A. Approval by the Plan Commission of the Zoning Application; and

B. Commencement of the development of development of single-family detached residential homes on the Real Estate pursuant to the Zoning Application, as evidenced by the issuance of an Improvement Location Permit.

Section 4. Binding Successors and Modifications. These Commitments may be assigned by Old Town and these Commitments shall be binding upon each successor, assignee and grantee acquiring an interest in the Real Estate during such successor's, assign's and grantee's ownership. These Commitments shall remain binding unless hereafter modified or terminated by the Plan Commission after a public hearing wherein notice is provided by the Plan Commission's Rules of Procedure. The provisions of this Section 4 notwithstanding, these Commitments shall terminate as to any part or parts of the Real Estate hereafter rezoned on the City's Official Zone Map via rezone approval.

Section 5. Enforcement. These Commitments may be enforced by the Plan Commission.

IN WITNESS WHEREOF, Old Town Companies L.L.C., an Indiana limited liability company has caused these Commitments to be executed as of the date written below.

OLD TOWN COMPANIES L.L.C.

By: _____

Printed Name: Justin W. Moffett, Member

Date: _____

STATE OF INDIANA)
) SS.:
COUNTY OF HAMILTON)

Before me the undersigned, a Notary Public in and for said County and State, personally appeared Justin W. Moffett as Member of Old Town Companies L.L.C., an Indiana limited liability company and acknowledged the execution of the foregoing Commitments this ____ day of _____, 20__.

Witness my hand and Notarial Seal this _____ day of _____, 20__.

My Commission expires:

Residing in _____ County

Notary Public

Printed Name

EXHIBIT "A"

Legal Description

The land referred to in this Commitment, situated in the County of Hamilton, State of Indiana, is described as follows:

PARCEL 1: (House 3 acres)

Part of the Southeast Quarter of Section 19, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 57 minutes 17 seconds West (assumed basis of bearings) along the South line of said quarter section 1670.01 feet; thence North 0 degree 02 minutes 43 seconds West 328.28 feet to the point of beginning of this description being on the Northeasterly right of way line for State Road 431, also being on a curve to the left having a radius of 3955.00 feet, the radius point of which bears South 58 degrees 27 minutes 50 seconds West; thence Northwesterly along said right of way line and curve 34.32 feet to a point which bears North 57 degrees 58 minutes 00 second East from said radius point; thence leaving said right of way line, North 14 degrees 58 minutes 39 seconds East 476.00 feet; thence North 23 degrees 15 minutes 00 second East 129.68 feet; thence North 6 degrees 10 minutes 00 second East 161.40 feet; thence South 72 degrees 32 minutes 33 seconds West 200.90 feet; thence North 0 degree 53 minutes 28 seconds East 408.14 feet; thence North 84 degrees 20 minutes 22 seconds East 297.11 feet; thence South 0 degree 53 minutes 28 seconds West 344.14; thence South 72 degrees 32 minutes 33 seconds West 82.79 feet; thence South 6 degrees 10 minutes 00 second West 176.09 feet; thence South 23 degrees 15 minutes 00 second West 131.63 feet; thence South 14 degrees 58 minutes 39 seconds West 497.70 feet to the point of beginning and containing 3.000 acres, more or less.

Property Address: 2724 East 136th Street, Carmel, Indiana

Tax Id. No.: 17-10-19-00-00-004.002 / 29-10-19-000-004.002-018

PARCEL 2:

Part of the Southeast Quarter and Southwest Quarter of Section 19, Township 18 North, Range 4 East located in Clay Township, Hamilton County, Indiana being described as follows:

Beginning at a stone found at the Northwest corner of the Southeast Quarter of Section 19, Township 18 North, Range 4 East; thence on the North line of said Southeast Quarter North 89 degrees 45 minutes 35 seconds East (Assumed Bearing) 1310.32 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of Smokey Ridge Subdivision, Section 4; thence on said west line and on the West lines of Smokey Ridge Subdivision, Section 3 and 2 South 00 degrees 05 minutes 42 seconds East 2002.43 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the North line of Smokey Hollow; thence on said North line South 89 degrees 50 minutes 17 seconds West 2.95 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of Said Smokey Hollow Subdivision; thence on said West line South 00 degrees 06 minutes 06 seconds East 518.22 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the North right of way line of Smokey Row Road; thence on said North right of way line North 72 degrees 38 minutes 57 seconds West 155.63 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying"; thence continuing on said North right of way line North 48 degrees 49 minutes 30 seconds West 234.36 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped

"Miller Surveying" on the East right of way line of Keystone Parkway being a curve with a radius of 3974.73 feet with a central angle of 11 degrees 59 minutes 00 seconds; thence on the arc of said curve 831.30 feet with a chord bearing North 37 degrees 40 minutes 30 seconds West 829.79 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying"; thence continuing on said right of way line the following three courses:

1) North 45 degrees 09 minutes 33 seconds West 191.97 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying";

2) Thence north 43 degrees 40 minutes 00 seconds West 900.00 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying";

3) Thence North 41 degrees 25 minutes 54 seconds West 130.79 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the South line of Yorktown Woods Subdivision; thence on said South line North 65 degrees 52 minutes 20 seconds East 366.88 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the West line of said subdivision; thence on said west line North 00 degrees 01 minutes 35 seconds West 623.00 feet to a five eighths (5/8) inch steel rebar with a yellow cap stamped "Miller Surveying" on the north line of the Southwest Quarter of said Section 19; thence on said North line North 89 degrees 30 minutes 00 seconds East 30.05 feet to the point of beginning, containing 59.44 acres, more or less.

EXCEPTING THEREFROM: (Parcel 1)

Part of the Southeast Quarter of Section 19, Township 18 North, Range 4 East, Hamilton County, Indiana, and being more particularly described as follows:

Commencing at the Southeast corner of said quarter section; thence South 89 degrees 57 minutes 17 seconds West (assumed basis of bearings) along the South line of said quarter section 1670.01 feet; thence North 0 degree 02 minutes 43 seconds West 328.28 feet to the point of beginning of this description being on the Northeasterly right of way line for State Road 431, also being on a curve to the left having a radius of 3955.00 feet, the radius point of which bears South 58 degrees 27 minutes 50 seconds West; thence Northwesterly along said right of way line and curve 34.32 feet to a point which bears North 57 degrees 58 minutes 00 second East from said radius point; thence leaving said right of way line, North 14 degrees 58 minutes 39 seconds East 476.00 feet; thence North 23 degrees 15 minutes 00 second East 129.68 feet; thence North 6 degrees 10 minutes 00 second East 161.40 feet; thence South 72 degrees 32 minutes 33 seconds West 200.90 feet; thence North 0 degree 53 minutes 28 seconds East 408.14 feet; thence North 84 degrees 20 minutes 22 seconds East 297.11 feet; thence South 0 degree 53 minutes 28 seconds West 344.14; thence South 72 degrees 32 minutes 33 seconds West 82.79 feet; thence South 6 degrees 10 minutes 00 second West 176.09 feet; thence South 23 degrees 15 minutes 00 second West 131.63 feet; thence South 14 degrees 58 minutes 39 seconds West 497.70 feet to the point of beginning and containing 3.000 acres, more or less.

Property Address:

0 East 136th Street, Carmel, Indiana
0 US 431, Carmel, Indiana

Tax Id. No.:

17-10-19-00-00-004.000 / 29-10-19-000-004.000-018
17-10-19-00-00-025.000 / 29-10-19-000-025.000-018

EXHIBIT "B"

2724 E. 136th Street PUD ARCHITECTURAL DESIGN GUIDELINES

Single family homes, Condos and Townhomes in the 136th Street PUD shall maintain consistent architectural styles, in both form and trim, throughout. The trim shall be present on all sides of the building, as appropriate. Appropriateness shall be defined as utilizing features and forms that are considered typical to the chosen architectural styles. *All building elements are subject to the most current edition of the Indiana Building Code.*

A. SITE DESIGN

1. Buildings shall be designed and sited in such a way as to maximize privacy where possible.
2. Site design shall be context-sensitive with regards to existing natural features.

B. BUILDING SCALE/MASSING

1. Dwellings shall not feature long, unbroken expanses of wall. This may be accomplished by including the following features:
 - a. Variations in height and depth
 - b. Windows and door openings
 - c. Changes in roof line or height
 - d. Details and trim appropriate to the style and mass of the building
 - e. Use of different materials, textures, and material placement
 - f. Placement of landscaping materials and street furniture
 - g. Balconies, recessed entries, and covered porches
 - h. Bays and towers
2. All sides of the building shall have similar level of detail and material use.

C. WINDOWS

1. At least two windows shall be present on each façade *per unit*, and each occupied level, as architecturally appropriate. One window shall be permitted on half stories.
2. All windows, on all sides of the building, shall have trim as architecturally appropriate.
3. Most Windows shall be operable, to provide for cross-ventilation.
4. Vertical, rectangular double-hung or casement windows are required to be the dominant window type. These may be used in multiple sets to create larger expanses of window area.

D. ENTRYWAYS

1. Entryways shall be clearly visible and shall be the dominant feature of the front façade, or the side facade.
2. Covered porches facing the street on the first floor of the structure are required and must be a minimum of six feet deep except directly in front of the door where they may be a minimum of four feet deep.
3. Uncovered decks are not allowed in the front yard.
4. Front doors materials include fiberglass, painted steel, and wood.
5. All condo buildings shall have a balcony as referenced in the character images of the PUD.

E. CHIMNEYS

1. Chimneys shall extend fully to the ground, and above the eaves if a bump out chimney only, if external. Direct vent fireplaces are not required to have a chimney.
2. Chimneys shall be made of masonry or stucco material or panels, or material with a similar, durable appearance. Horizontal Siding is not a permissible material.
3. Chimneys must be capped.

F. GARAGES

1. Garages shall not be the dominant feature of the front façade.
2. If side-loading, the façade facing the street shall have at least one window.
3. If front-loading, the garage must be 10' back from the front of the house or porch for single-family structures.
4. Condo buildings shall have parking screened from view with architecturally appropriate materials that match the rest of the building.

G. FOUNDATIONS

1. If building foundations are to be exposed, they shall be finished with stone, brick, brick-form poured concrete, fieldstone, or split-face block, and shall remain unpainted.
2. Surface-applied waterproofing shall not be exposed unless it matches the concrete.

H. ROOFLINES

1. Primary Roofs shall have minimum 12" overhangs, except where there are bracketed gables, on all sides of the structure, if architecturally appropriate.
2. Dormers and gables should be used to help break long roof lines. If used, they shall have attic bands, windows, and/or decorative attic vents where appropriate.
3. Gabled roofs shall be the primary roof type.
4. Vents and stacks shall be located to limit visibility.
5. Roofs may be made of dimensional shingles, standing-seam metal, slate/faux slate.
6. Gutters and downspouts or rain chains shall be required.
7. The primary roof slope shall not be less than 6/12 unless required architecturally.
8. Maximum Building Height: Condos: Forty-five (45) feet to the midpoint of the cornice and the ridgeline. Townhomes: Thirty-five (35) feet to the midpoint of the cornice and the ridgeline. Single-family Detached Homes: Thirty-five (35) feet.

I. MATERIALS

1. If more than one material or color is used, the transition between materials and/or colors shall be logical, i.e. to highlight an architectural feature. If a material such as masonry is used on the front façade but not the side facades, a logical transition with trim, such as quoins, shall be provided. Vinyl siding shall be prohibited.

2. All sides of the Principal and Accessory Buildings must be clad in wood, masonry, stucco, or fiber cement siding. Similar materials must be used on all sides of the building if architecturally appropriate.
3. Garages and other Accessory Buildings shall use exterior materials similar to the Principal Building.

J. DETAILS & TRIM

1. Architectural trim and details are encouraged on all dwellings. If such details are used, they shall be used as architecturally appropriate and shall be balanced with regards to placement and scale. Suitable elements include, but are not limited to:

- Quoins
- Pilasters
- Eaves of at least 12" in depth
- Corner boards and gable boards
- Pediments
- Lintels and sills
- Soldier coursing
- Balustrades
- Friezes, cornices, dentils, modillions, etc
- Brackets
- Buildings with clapboard or similar facades shall have all openings trimmed with wood trim at least 4" nominal width, and corners trimmed with wood at least 6" nominal width unless approved by the Architectural Review Board.

K. LANDSCAPE & LIGHTING

1. A paved walkway from the porch or front door to the driveway or front sidewalk is required.
2. The remaining Front Yard of all buildings will be maintained with a groomed landscape of low shrubs, ground cover, trees, flowers and/or grass.
3. Exterior lighting is restricted to lamps mounted on the building, and low-wattage landscape lighting.
4. Fences are not allowed forward of the Front Line of the Principal Building unless decorative in nature and approved by the Developer.
5. Dumpsters and trash receptacle must be screened from view.



STEVEN J. FEHRBACH, P.E.
PRESIDENT
JOSEPH T. RENGEL, P.E.
VICE PRESIDENT
R. MATTHEW BROWN, P.E.
VICE PRESIDENT

TRANSPORTATION ENGINEERING STUDIES • TRAFFIC IMPACT ANALYSES
STREET DESIGN • HIGHWAY DESIGN • TRAFFIC ENGINEERING
PARKING LOT DESIGN • TRANSPORTATION PLANNING STUDIES
CONSTRUCTION OBSERVATION • SITE ENGINEERING

REGISTRATION
INDIANA
ILLINOIS
KENTUCKY
MICHIGAN
OHIO
MISSOURI
TEXAS

September 28, 2018

Mr. Erik Dirks
Old Town Companies
1132 South Rangeline Road, Suite 200
Carmel, Indiana 46032

Re: Reserve at Cool Creek
136th Street & Keystone Parkway

Dear Mr. Dirks,

At the request of the City of Carmel, I have reviewed the proposed residential project with respect to the number of trips that will be generated and the location of the access points with respect to the traffic that will move from the proposed development through the surrounding existing neighborhoods. The proposed development is anticipated to have 134 townhomes and 103 single family residences.

As presently planned the proposed development will have access to 136th Street east of the existing interchange at Keystone Avenue. This access will be by way of an additional roundabout located at the proposed access point. Also, internal access will be provided Smokey Ridge Lane to the east, Matt Street to the north, and Millgate Drive to the west.

The following table summarizes the number of trips that can be anticipated during the AM peak hour and the PM peak hour.

Trip Generation Summary				
Land Use	AM Peak Hour		PM Peak Hour	
	Entering	Exiting	Entering	Exiting
Single Family Homes (103 units)	20	60	65	39
Town Homes (134 units)	14	49	48	29
Total	34	109	113	68

An overall view of the area shows that the neighborhood to the east (Smokey Ridge) has access to Carey Road and the neighborhood to the north (Foster Estates) has access to 146th Street. In review of the amount of traffic from the proposed development that may make use of Smokey Ridge Lane to access Carey Road or Matt Street to access 146th Street, one must consider the amount of traffic from the development that

wants to go eastbound on 146th Street or northbound on Carey Road. Due to the fact that Smoke Ridge Lane, Matt Street, and Millgate Drive do not make direct connections to Carey Road or 146th Street it is unlikely that many vehicles from the proposed development will use this route.

Currently, the Hamilton County Highway is adding an additional ramp to US 31 and 146th Street through Lowes Way and will provide access to Keystone Parkway for southbound vehicles and to Rangeline Road. This additional access is anticipated to reduce the number of vehicles on Carey Road and at the 136th Street and Keystone Avenue interchange.

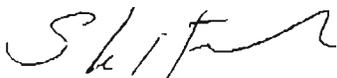
As part of this development, the interchange at 136th Street and Keystone Parkway will be modified to add an additional roundabout at the proposed access point. With the addition of this access point, it will provide an efficient way for the Smokey Ridge neighborhood and the Foster Estates neighborhood to access to Keystone Parkway. Along with a more efficient route, it will also reduce the number of vehicles on Carey Road and 136th Street. While this will be a minimal number, it will provide additional access to their neighborhoods.

Based on our review and trip generation calculations, the following conclusions can be made:

- Based on the number of trips that have been calculated for the proposed site, this development will not have a negative effect on the surrounding street system, including the interchange at 136th Street and Keystone Parkway. With the modified roundabout design and the County's additional ramp, the number of trips may be reduced and the interchange may become more efficient.
- The proposed access as presently planned will operate at acceptable levels due to the fact it will be designed as a modified roundabout.
- The fact that the internal street system ties to the Smokey Ridge and Foster Estates neighborhoods may improve traffic flow on Carey Road and 146th Street.

If you have any questions, please contact me.

Sincerely,
A&F Engineering Co., LLC



Steven J. Fehribach, P.E.
President

MEMORANDUM

TO: Carmel City Council
FROM: Adrienne Keeling
Department of Community Services
SUBJECT: Z-640-18
DATE: January 25, 2019

Please find information on the following item forwarded by the Plan Commission. This item will appear on your August 20th agenda.

Forwarded with a favorable recommendation:

Ordinance Z-640-18 (Docket No. 18100007 OA): UDO Patch Amendment

The applicant seeks to amend the Unified Development Ordinance in order to (A) amend the standards for Fences, Bufferyards, Parking, Bicycle Parking, General Yard Standards and Waivers of Development Standards; (B) amend Article 9: Processes and Article 11: Definitions; and (C) correct a variety of errors and omissions from the conversion to the Unified Development Ordinance format. Filed by the Department of Community Services on behalf of the Carmel Plan Commission.

Proposed Amendments Summary:

Throughout the UDO review and adoption process we discussed on several occasions our intent to keep most of the zoning district standards in line with the previous ordinance. For this amendment, that intent remains the same. Most of the proposed revisions are not substantive; rather they are clarifications or corrections to errors in translating the old zoning ordinance into the UDO format. **However, we are proposing a handful of amendments that would alter the current standards. These amendments are highlighted in gray in the attached ordinance and summarized below.**

Substantive Amendment Summary:

Although the proposed amendments cover a wide range of topics, we expect most of the discussion will occur surrounding the substantive amendments. The details are highlighted in gray in both the ordinance draft as well as the November 9 Memo. Below is further explanation:

- 1. Fence Standards:** While the most of the existing fence standards have been in place for decades, fence permitting has only been in place since January of 2017. Over the course of reviewing applications, discussing with homeowners and the issuance of over 500 fence permits, we believe a few adjustments would help with some common citizen requests while also maintaining the intended aesthetic standards.
 - **Corner lots interior to subdivisions:** Allow existing 6' fences to be replaced along one of the local streets at the side/rear of a home. Current height standard is 42".
 - **Collector/Arterial/Parkways:** Exempt fences from the 25% open visibility requirement if they do the 6' setback and landscaping option that would allow for a 6' fence rather than 42".
 - **Keystone Parkway:** Allow fences up to 8' without the 25% open visibility. Allow director approval of additional 24" in cases where the topography is low. Current height standard is 42".
- 2. Commercial Bufferyards:** A reduction in planting requirements has been requested by the Urban Forester, particularly in Ornamental Trees and Shrubs. With limited space, competing with utilities and drainage, it is difficult to accommodate the amount of plantings prescribed. The Department believes it is most important to emphasize the shade & evergreen plantings.

3. **Residential Bufferyards:** Adjustments were made to shade/evergreen plantings, and reduction of ornamental tree and shrub plantings to closer match the table in Section 5.19). These generally apply to R4 and R5 districts, which are most likely to be multi-family.
4. **C1 & C2 District Parking Requirements:** A majority of the parking in C1 & C2 Districts is provided by the Redevelopment Commission as part of project agreements, so it makes sense to allow the CRC to have full discretion over the parking requirements as the primary approval body. The previous zoning ordinance provided for reduced parking in the C2 District; however those reductions were inadvertently omitted from the UDO.
5. **Parking for Mixed Uses:** The ordinance currently states that parking spaces shall equal the sum of the various uses computed separately. However, this does not take into account for uses on the same site with different peak hours (e.g. office and residential). The proposal allows for a 25% reduction in vertical mixed use projects with different peak use times. Waivers of up to 35% would remain an option, and of course, development standards variances could provide further relief.
6. **Bicycle Parking:**
 - **Office Uses:** We propose to increase the Short-term bicycle parking requirement for Offices to 1 space per 10,000 square feet (rather than 20,000 square feet). The current requirement would have been adequate assuming the long-term bicycle parking was also a requirement. However, we failed to adjust the requirement after the long-term parking was “encouraged” rather than required.
 - **Hotel Uses:** We propose to add a separate standard for Hotels, which have previously been negotiated on a case by case basis. The short-term standard would be 1 space per 30 guest rooms, minimum of 4 spaces. In this case we are proposing a long-term requirement of 1 space per 15 guest rooms, minimum of 4 spaces. This would be the only use that would require long-term bicycle parking. These standards are in line with other cities we researched and we believe are appropriate with the increasing Bicycle Tourism in Hamilton County.

Detailed Summary of Amendments:

See below for details of each of the proposed amendments, line by line. Lines comprising the substantive amendments are highlighted in gray.

Article 2: Zoning Districts:

- **S2 through R4 Districts**, Lines 36-84: Updated the District Intent language to correspond with C3 Plan Land Classifications.
 - S2, R1 & R2 Districts correspond with Suburban Residential classification.
 - R3 & R4 Districts correspond with Urban Residential classification.
- **UR District**, Line 91: Added a rear yard setback for an instance where a lot is NOT adjacent to an alley.

Article 3: Overlay Districts:

- **Old Town Overlay**, Lines 97-110: Simplified the landscaping language for the Historic Range Line and Character Sub-Areas.
- **Range Line Overlay:**
 - District Intent, Lines 130-133: Removed the paragraph in District Intent which refers to the Range Line Overlay as a temporary regulation.
 - Section 3.69, Lines 144-148: Restored the exemption for additions less than 50% from Development Plan requirements.
- **116th Street Overlay**, Lines 154-155: Removed a conflicting paragraph which explains the boundary.

Article 5: Development Standards:

- **Section 5.03: Non-Residential Accessory Buildings & Use Standards**
 - Line 164: Clarified that the standards do not apply to C1 & C2
 - Lines 167-168: Added a line to indicate that Improvement Location Permits are required, mirroring the Residential Accessory Building section.
- **Section 5.09: Fence and Wall Standards**
 - Lines 189-190: Added a phrase and cross-references to reference the exceptions to the Maximum Height.
 - Lines 197-201: Added an exception to allow existing privacy fences over 42” to be replaced if they are on a corner lot which is interior to a subdivision, along two local streets.
 - Lines 202-203: Added an exception to allow fences along Collector, Arterial and Parkways that are set back at least 6’ with landscaping to also be exempt from the 25% visibility requirement.
 - Lines 208-212: Added a section to allow 8’ privacy fences (no 25% open visibility requirement) along Keystone Parkway. Also allows the Director to approve an additional 24” in height were the topography is low.
 - Lines 219-220: Removed a duplication of the description of fence height measurement (line 226).
- **Section 5.16: Urban Core Height Standards, Lines 235-236:** Remove a duplication of the definition of major intersection in parentheses.
- **Section 5.19: Commercial Landscaping Standards**
 - Lines 251-252: Added a phrase to indicate that there may be commercial uses in residential districts (e.g. Use Variances, Special Uses).
 - Lines 264-265: Clarified that the BZA may apply the standards to Use Variance or Special Use requests.
 - Lines 268: Amend the planting table to reduce ornamental and shrub plantings, and shade/evergreen plantings in Bufferyards C & D. Per the Urban Forester, this is part of an effort to closer match this table with the table in Section 5.20.
 - Lines 282-315: Amend the Parking Lot Planting section to read more clearly.
 - Lines 338-341: Strengthened the section regarding the Topping of Trees to reflect current practice.
- **Section 5.20: Bufferyard Standards, Line 375:** Amend the planting table to adjust shade/evergreen plantings, and decrease ornamental tree and shrub plantings to closer match the table in Section 5.19). These generally apply to R4 and R5 districts, which are most likely to be multi-family.
- **Section 5.28: General Parking Standards**
 - Line 380: Clarified that the standards do not apply to C1 & C2
 - Line 385-386: Removed a sentence referencing loading spaces, which no longer exist.
 - Line 389-392: Added a reference to parking standards specific to the UR, UC and MC Districts.
 - Line 398-400: Added a way for the director to reduce parking spaces by up to 25% for vertical mixed uses which have different peak hours.
 - Line 405: Corrected the title of the far right column in the Parking Dimensions Table and the illustration to read “Minimum Depth from Aisle.” They are currently mis-matched.
- **Section 5.29: Bicycle Parking Standards, Line 414**
 - Office: Increase the short-term bicycle parking to 1 space per 10,000 sq.ft.
 - Hotel: Establish new standards, including required long-term spaces, previously enforced as a minimum of 4 spaces
- **Section 5.30: Amount of Parking Spaces Standards**
 - Line 421: Clarified that the standards do not apply to C1 & C2
 - Line 423: Correcting the table heading from Maximum to Minimum.
- **Section 5.78: General Yard Standards, Line 426:** Adding window wells to the list of typical items that may extend into required setbacks; they have previously been interpreted as such.

Article 7: Design Standards:

- **Section 7.17: Lot Establishment Standards**, Lines 432-434: Added a prerequisite standard that all lots have direct access to a street.

Article 9: Processes:

- **Section 9.03: Development Plan and ADLS:**
 - Line 471-474: Added a sentence to indicate that these Submission and Review Procedures apply to all Districts except C1 & C2.
 - Line 475-553: Added a section regarding the Submission and Review Procedures for C1 & C2, which was inadvertently not translated into the UDO.
- **Section 9.05: Planned Unit Development**, Line 563: Corrected a reference to the old zoning and subdivision control ordinances.
- **Section 9.17: Waiver of Development Standards**, Lines 569-570: Clarified that waivers are available in both zoning districts AND overlay districts. They have been confused as only applicable in overlay districts.

Article 11: Definitions:

- **Vision Clearance on Corner Lots**, Line 580: Amended to reflect that “residential” streets are now called “local” streets in the C3 Plan. Also recognizing that vision clearance can be an issue with alley intersections, as well.

To aide in review, UDO page numbers are referenced in the ordinance document.

The UDO may be accessed on the city’s website at www.carmel.in.gov > Government > Departments & Services > Community Services > Codes & Ordinances.

The information in this packet is arranged in the following order:

1. Plan Commission Certification (expires March 27, 2019).
2. Proposed Ordinance Z-640-18

**CERTIFICATION
OF THE CARMEL PLAN COMMISSION'S RECOMMENDATION
ON THE PETITION TO THE CITY OF CARMEL
TO AMEND THE ZONING ORDINANCE
PURSUANT TO INDIANA CODE 36-7-4-605**

**ORDINANCE
Z-640-18**

UDO Patch Amendment

**To: The Honorable Common Council
Of the City of Carmel
Hamilton County, Indiana**

Dear Members:

The Carmel Plan Commission offers you the following report on the application **Docket No. 18100007 OA** - petitioning to amend the Unified Development Ordinance in order to (A) amend the standards for Fences, Bufferyards, Parking, Bicycle Parking, General Yard Standards and Waivers of Development Standards; (B) amend Article 9: Processes and Article 11: Definitions; and (C) correct a variety of errors and omissions from the conversion to the Unified Development Ordinance format.

The Carmel Plan Commission's recommendation on the petition of the applicant is **'Favorable.'**

At its regularly scheduled meeting on December 18, 2018, the Carmel Plan Commission voted seven (7) in Favor, zero (0) Opposed, two (2) Absent, to forward to the Common Council the proposed **Ordinance No. Z-640-18** with a **"Favorable Recommendation"**.

Please be advised that by virtue of the Plan Commission's **Favorable** Recommendation, pursuant to IC 36-7-4-607(e), the Council has ninety (90) days to act on this petition before it becomes effective as Certified by the Commission. Ninety days from the date of the Certification is Wednesday, March 27, 2019.

CARMEL PLAN COMMISSION

BY: Brad Grabow/JS.
Brad Grabow, President

ATTEST:

Joe Shestak
Joe Shestak, Secretary
Carmel Plan Commission
Dated: December 27, 2018

2019 DEC 27 AM 10:17



ORDINANCE Z-640-18

**AN ORDINANCE OF THE COMMON COUNCIL OF THE
CITY OF CARMEL, INDIANA**

*An Ordinance amending a variety of standards, procedures and definitions
in the Unified Development Ordinance.*

Synopsis:

This ordinance amends the standards for Fences, Bufferyards, Parking, Bicycle Parking, General Yard Standards and Waivers of Development Standards; amends Article 9: Processes and Article 11: Definitions; and corrects a variety of errors and omissions from the conversion to the UDO format.

WHEREAS, it is in the public interest that subdivision common area improvements are inspected prior to the transition of the board of directors of the owners’ association from the developer to the property owners.

WHEREAS, the City wishes to maintain an orderly, consistent and streamlined unified development ordinance by revising similar or deleting unnecessary definitions; and

WHEREAS, pursuant to the Advisory Planning Law of the State of Indiana (contained in IC 36-7-4), each unit of local government that wishes to adopt land use and zoning ordinances must first approve by resolution a comprehensive plan for the geographic area over which it has jurisdiction; and

WHEREAS, pursuant to Indiana Code 36-7-4-602 the Common Council is authorized to amend the text of the unified development ordinance; and

WHEREAS, pursuant to Indiana Code 36-7-4-610 and City of Carmel Ordinance D-2391-17, the Carmel Unified Development Ordinance is incorporated by reference into the Carmel City Code;

NOW, THEREFORE, BE IT ORDAINED by the Common Council of the City of Carmel, Indiana, that, pursuant to IC 36-7-4-600 et seq. and after Docket No. 18100007 OA having received a favorable recommendation from the Carmel Advisory Plan Commission on Tuesday, December 18, 2018, it hereby adopts this Ordinance to amend the Carmel Unified Development Ordinance (Ordinance Z-625-17, as amended), to read as follows:

Section I: *Amend Article 2: Zoning Districts as follows:*

S2 DISTRICT

UDO Page 2-6

2.05 S2 District Intent, Permitted Uses and Special Uses

District Intent

The purpose of this district is to provide for low-density single-family residential development in areas facing conversion from a rural-agricultural nature to a residential nature. The preservation of natural features and encouragement of open space residential land-use patterns in this district is intended to ~~implement the Comprehensive Plan’s Residential Community Objective. The S2 District~~ corresponds to ~~the Low-Intensity Suburban Residential Community on in~~ the Comprehensive Plan’s Land Use ~~Map~~ **Classification Plan.**

R1 DISTRICT**2.07 R1 District Intent, Permitted Uses and Special Uses****District Intent**

The purpose of this district is to provide for low-density single-family residential development where adequate public facilities are available. The preservation of natural features and encouragement of open space residential land-use patterns in this district is intended to ~~implement the Comprehensive Plan's Residential Community Objectives. The R1 District~~ corresponds to ~~the Low Intensity~~ **Suburban Residential Community on-in** the Comprehensive Plan's Land ~~Use Map~~ **Classification Plan**.

R2 DISTRICT**2.09 R2 District Intent, Permitted Uses and Special Uses****District Intent**

The purpose of this district is to provide for medium density single-family residential development where adequate public facilities are available. The preservation of natural features, and encouragement of open space residential land-use patterns in this district is intended to implement the Comprehensive Plan's Residential Community Objective. The R2 District corresponds to ~~the Medium Intensity~~ **Suburban Residential Community on-in** the Comprehensive Plan's Land ~~Use Map~~ **Classification Plan**.

R3 DISTRICT**2.11 R3 District Intent, Permitted Uses and Special Uses****District Intent**

The purpose of this district is to provide for medium density single- and two-family development on smaller lots in urbanized areas. The preservation of natural features, and encouragement of open space residential land-use patterns in this district is intended to implement the Comprehensive Plan's Residential Community Objectives. The R3 District corresponds to ~~the Medium Intensity~~ **Urban Residential Community on-in** the Comprehensive Plan's Land ~~Use Map~~ **Classification Plan**.

R4 DISTRICT**2.13 R4 District Intent, Permitted Uses and Special Uses****District Intent**

The purpose of this district is to provide for high-density single-, two- and multiple-family development on small lots in distinctly urbanized areas. The intent of this district is to protect and conserve existing residential development, particularly in locations featuring marginally standard housing and facing potential change from original uses, and to preserve natural features, and encourage open space residential land-use patterns in this district is intended to ~~implement the Comprehensive Plan's Residential Community Objectives. The R4 District~~ corresponds to ~~the High Intensity~~ **Urban Residential Community on-in** the Comprehensive Plan's Land ~~Use Map~~ **Classification Plan**.

UR DISTRICT**2.18 UR District Development Standards****Maximum Rear Yard Setback**

- 6 feet for surface parking
- 10 feet when adjacent to an alley
- **20 feet when not adjacent to an alley**

94 **Section II: Amend Article 3: Overlay Districts as follows:**

95
96 **OLD TOWN OVERLAY (OT-OL) DISTRICT**

UDO Page 3-34

97 **3.65 OT-OL Landscaping Standards**

98 A. This Overlay District is exempt from any landscaping requirements within *Article 5, Section 5.18:*
99 *Commercial Landscaping Standards*, and requires only landscaping which is stated herein.

100 1. *Historic Range Line Road Sub-Area:*

101 a. ~~The Front Yard~~Lots shall be landscaped and maintained with ~~a groomed landscape of~~ trees,
102 shrubs, ground cover, flowers and grass for the following headings:

- 103 i. Renovations and Additions to All Existing Buildings.
- 104 ii. New Construction.

105 2. *Main Street Sub-Area:* No requirements.

106 3. *Character Sub-Area:*

107 a. ~~The Front Yard~~Lots shall be landscaped and maintained with ~~a groomed landscape of~~ trees,
108 shrubs, ground cover, flowers and grass for the following headings:

- 109 i. Renovations and Additions to All Existing Buildings.
- 110 ii. New Construction.

111
112 **RANGE LINE ROAD OVERLAY (RL-OL) DISTRICT**

UDO Page 3-38

113 **3.66 RL-OL District Intent, Effect on Uses, Process and Applicability**

114 **District Intent**

115 The purpose of the Range Line Road Overlay District is to protect and enhance the health, safety and
116 welfare of the citizens and property owners of Carmel by allowing for the establishment of an uptown
117 business district that will support a range of activities and opportunities to all segments of the
118 community; with mixed uses in multi-story buildings; is pedestrian oriented and supportive of multiple
119 modes of transportation; with buildings and a streetscape which are attractive and safely designed in
120 order to enhance the livability of the City.

121
122 It is the City’s intent to achieve the purpose of the Range Line Road Overlay District by:

- 123 • Providing a consistent urban design treatment for private and public properties in central Carmel;
- 124 • Providing additional opportunities for investment and reinvestment in real estate by encouraging
125 higher intensity of development;
- 126 • Minimize community infrastructure costs through the more efficient use of land;
- 127 • Providing controls for architecture and landscape design to establish continuity of design between
128 projects and to improve the physical relationship between new buildings and overall community.

129
130 ~~Further, it is the intent of the Range Line Road Overlay District to provide a temporary regulation, that~~
131 ~~will support the ongoing redevelopment of Carmel City Center, and Old Town, and the Arts and~~
132 ~~Design District, acting as a transition regulation until a specific plan for Carmel’s central business~~
133 ~~district (CBD) is adopted, and which plan will serve as the basis for CBD regulations.~~

134
135 The Range Line Road Overlay District is superimposed over base zoning districts and its regulations
136 shall supersede those of the base zoning districts over which it is superimposed. In establishing the
137 Range Line Road Overlay District, the Plan Commission and Common Council relies on *IC 36-7-4-*
138 *1400 et seq.*

- 141 **3.69 RL-OL Exemptions** **UDO Page 3-39**
 142 A. C1 District and C2 District Exemption: Parcels in the C1 District and C2 District shall be exempt
 143 from the requirements of the Range Line Road Overlay District.
 144 B. Applicable Procedure: Additions to a principal building that result in fifty percent (50%) or less
 145 floor area shall be exempt from Development Plan approval. However, multiple additions to a
 146 principal building shall be considered cumulative from January 19, 2005. Upon exceeding fifty
 147 percent (50%) additional floor area from multiple additions to a principal building, all additions to
 148 a principal building shall require a Development Plan approval.

150 **WEST 116th STREET OVERLAY (116-OL) DISTRICT** **UDO Page 3-52**

151 **3.101 116-OL District Intent, Effect on Uses, Process and Applicability**

152 Process and Applicability

153 **Property Applicability – these paragraphs conflict**

154 ~~If the subject property is located partially inside and outside of the overlay district, then the entire~~
 155 ~~property shall be subject to the overlay district regulations and its applicable processes.~~

156
 157 Portions of parcels extending beyond a depth of greater than or equal to 990 feet from the center line
 158 of 116th Street are exempt from the requirements of the West 116th Street Overlay District.

159
 160 **Section III: Amend Article 5: Development Standards as follows:**

161
 162 **5.03 AB-02: Non-Residential Accessory Building and Use Standards** **UDO Page 5-5**

163 This Accessory Building and Use Standards (AB) section applies to the following zoning districts:

164 **ICONS: P1, B1, B2, B3, B5, B6, B7, B8, ~~C1, C2~~, I1, M3**

- 165 A. Accessory Buildings and Uses Generally: Accessory Buildings and Uses customarily and purely
 166 incidental to the uses allowed in a given district are permitted provided that:
 167 1. **An Improvement Location permit shall be required per the standards found in Carmel City**
 168 **Code; Chapter 7: Building Code; Article 3: Specific Regulations.**
 169 2. Accessory Buildings and Uses do not alter or change the character of the premises;
 170 ~~23.~~ Accessory Buildings and Uses are on the same lot as the Principal Building to which they are
 171 accessory;
 172 ~~34.~~ Accessory Buildings and Uses shall not constitute more than one-third (1/3) of the Gross Floor
 173 Area (GFA) of all buildings combined.
 174 ~~45.~~ *Timing:*
 175 a. No Accessory Building shall be constructed upon a lot until the construction of the
 176 Principal Building has actually commenced; and,
 177 b. No Accessory Building shall be used unless the Principal Building on the Lot is also being
 178 occupied for the intended purposes.
 179 c. However, nothing shall prevent the use of a Temporary Construction Facility for the
 180 storage of tools, material and equipment by a contractor during building construction;

181
 182 **5.09 FW-01: Fence and Wall Standards** **UDO Page 5-13**

- 183 A. Permit Required: An Improvement Location Permit shall be obtained prior to installation of any
 184 new fence, except when the fence or wall will be used for exempted uses on lots or tracts larger
 185 than three (3) acres.
 186 B. Fences in Front Yards. The following shall apply to all residentially zoned lots or tracts, except
 187 those larger than three (3) acres:
 188 1. *Maximum Height*: Fences located within any required Front Yard shall not exceed forty-two
 189 (42) inches in height, **except as otherwise noted in Sections 5.09(B)(4-6) for fences on corner**
 190 **lots or along certain street classifications.**
 191 2. *Fence Type*: Fences located in Front Yards are not intended for privacy. At least twenty five

percent (25%) of its area shall be open to allow visibility through the fence. Such open spaces shall be reasonably dispersed throughout the entire area of the fence, except where solid stone or brick walls are permitted. Examples include wrought iron or picket fences.

3. *Front Setback*: Fences and walls may be constructed on the Front Lot Line but shall be set back at least one foot from any sidewalk or multi-use path.
 4. *Corner Lots*: The requirements of this section shall apply to yards along both streets, ~~except for replacement fences along local streets. An existing privacy fence which exceeds forty-two (42) inches in height may be replaced as follows:~~
 - a. ~~at its existing height, up to six (6) feet, whichever is less; and~~
 - b. ~~is located along only one of the local streets at the side or rear of the principal building.~~
 5. *Collector, Arterial, Primary Arterial, or Primary Parkway Streets*: In the case of ~~double frontage~~ through lots, where the property line behind a residence abuts a Collector, Arterial, Primary Arterial, or Primary Parkway street, a fence ~~or wall~~ may exceed forty-two (42) inches in height, up to six (6) feet in height, ~~and shall be exempt from the twenty-five percent (25%) visibility requirement in Section 5.09(B)(2): Fence Type~~ if set back at least six (6) feet from the property line, and is accompanied by plantings equivalent to a Bufferyard A.
 6. *Parkway Arterial Streets (Keystone Parkway)*: ~~Fences along a Parkway Arterial Street may be up to eight (8) feet in height and shall be exempt from the twenty-five percent (25%) visibility requirement in Section 5.09(B)(2): Fence Type. The Director may approve up to an additional twenty-four (24) inches in height in cases where the ground adjacent to the fence is lower than the street.~~
 - 6.7. *Subdivision Fences and Walls*: No primarily wooden fences, or walls, shall be constructed within any required front yard adjacent to any Collector, Arterial, Primary Arterial, or Primary Parkway street (see also *Article 7, Section 7.11: Residential Entryway Feature*, *Article 7, Section 7.12: Non-Residential Entryway Feature Standards*, and *Article 7, Section 7.23: Perimeter Landscaping Standards*).
- C. *Fences in Side and/or Rear Yards*: Residential fences located within any required side or rear yard shall not exceed six (6) feet in height, ~~as measured from the topmost point thereof to the ground adjacent to the fence.~~
- D. *Fences in other locations*:
1. Residential fences not located within any required yard but within the buildable area shall not exceed nine (9) feet in height.
 2. No fence shall be constructed within the twenty-foot (20') mandatory planting strip associated with frontage places and hammerheads.
- E. *Height Measurement*: Fences shall be measured from its topmost point to the ground adjacent to the fence. The height of any fence placed upon an erected earth berm or masonry wall shall be measured from the ground adjacent to said earth berm or wall.

5.16 HT-03: Urban Core Height Standards

UDO Page 5-18

- B. *Additional Stories*: Additional stories shall be permitted if any of the below criteria exists or is committed to by the developer. However, the absolute maximum number of stories shall be eight (8).
1. *Major Intersection*: Two (2) extra stories shall be permitted if the subject building is partially or fully within 800 feet of a major intersection ~~(i.e. intersection of 2 arterial streets, or 1 arterial and 1 collector street)~~, measured from the closest point of the subject building and the center point of the intersection.

240 **5.19 LS-01: Commercial Landscaping Standards**

- 241 A. Purpose and Intent: The purpose of *Section 5.18: Commercial Landscaping Standards* is to protect
 242 and enhance the community’s environmental, economic and aesthetic quality, thereby contributing
 243 to the overall objective of promoting the public’s health, safety and general welfare. This section is
 244 intended to enhance, preserve and develop Carmel’s environment by:
- 245 1. Promoting compatibility between land uses through reducing the visual, sound and lighting
 246 impacts of commercial and residential developments;
 - 247 2. Managing development impacts by planting trees and landscaping in order to increase the real
 248 estate values of properties; and
 - 249 3. Creating innovative and environmentally-friendly landscape designs that enhance and define
 250 the public and private spaces.
 - 251 4. Provide landscape standards for any development, regardless of district, deemed by the Board
 252 of Zoning Appeals to be appropriate.
- 253 B. Cross Reference:
- 254 1. *Subdivision’s Perimeter Landscaping*: Perimeter landscaping required per the subdivision
 255 control regulations in *Article 7, Section 7.23: Perimeter Landscaping Standards* shall not be
 256 regulated by *Section 5.19: Commercial Landscape Standards*. However, perimeter landscaping
 257 is subject to Plan Commission review and approval as part of a plat as indicated in *Article 7,*
 258 *Section 7.23: Perimeter Landscaping Standards*.
 - 259 2. *Manufactured Home Development*: See *Section 5.24: Manufactured Home Standards*.
 - 260 3. *Satellite Receiving Antennas*: See *Section 5.41: Satellite Receiving Antennas Standards*.
 - 261 4. *Overlay Districts*: Wherever conflict exists between the landscaping required by *Section 5.18:*
 262 *Commercial Landscaping Standards* and an overlay district’s regulations in *Article 3: Overlay*
 263 *Districts*, the overlay district’s regulations shall govern.
 - 264 5. *Board of Zoning Appeals*: The Board of Zoning Appeals may apply these standards to Special
 265 Use or Use Variance requests. See *Section 9.09: Special Use* or *Section 9.15: Variance*.

266 **5.19 LS-01: Commercial Landscaping Standards**

267 Amend planting table as follows:

Bufferyard	Minimum Yard Width		Shade or Evergreen Trees	Ornamental Trees	Shrubs*
	Front and Side	Rear			
A	5 feet	10 feet	4	1 0	10
B	10 feet	20 feet	5	2 1	15 10
C	15 feet	25 feet	7 6	2 1	20 15
D	30 feet	30 feet	10** 8**	3 2	25 20

* Evergreen trees may substitute in lieu of shrubbery on a 1:3 basis (one evergreen equals three shrubs).

** At least 3 of the required trees shall be evergreen trees.

Bufferyard Design Standards in the table above are stated in terms of minimum width and number of plants required per 100 linear foot increment.

- 269 F. Landscape Requirements:
- 270
- 271 3. Foundation Planting:
- 272
- 273 a. Foundation plantings shall be provided for all new commercial buildings but not except new
 274 industrial buildings.
 - 275 b. Foundation plantings shall occur within planting beds at least five (5) feet in width, with
 276 exceptions for appropriate approach driveways, courtyards, plazas, and pedestrian access to
 277 building entrances.
 - 278 c. The primary landscaping materials used shall be shrubs, ornamental grasses and ground
 279 cover. Plantings shall cover seventy-five percent (75%) of the planting area.

- d. Spacing ~~for foundation~~~~between~~ shrubbery shall not exceed five (5) foot intervals; except where occupied by an impervious surface.
4. Parking Lot Planting: ~~Parking lot perimeter plantings and parking lot interior plantings shall be landscaped on all sides.~~
- a. ~~Parking Lot Perimeter Planting:iii. —When an existing parking lot is expanded or improved which increases either the total area of impervious surface or the number of parking spaces by thirty-five percent (35%) or more, the expansion shall be required to comply with this Section 5.19(F)(4): Parking Lot Planting.~~
- ~~i. —The Parking Lot Perimeter Planting unit will only take affect when there is a Bufferyard Type ‘A’ planting requirement for front, side and rear minimum yard widths.~~
- ~~ii. —The minimum planting unit for this area shall include: four (4) shade trees and twenty (20) shrubs per 100 linear feet.~~
- b. ~~Parking Lot Interior Planting:ii.—A minimum of one (1) shade tree and five (5) shrubs shall be planted for every ten (10) parking spaces provided. (See also Section 5.19(D): General Provisions, for minimum planting area dimension requirements.)~~
- ~~i. —Parking Lot Interior Plantings shall be located within parking lots as landscaped islands, medians, traffic delineators, at the end of parking bays, and between rows or parking spaces in a manner such that no parking space is located more than sixty-six (66) feet from a shade tree.~~
- ~~ii. —A minimum of one (1) shade tree and five (5) shrubs shall be planted for every ten (10) parking spaces provided. (See also Section 5.19(D): General Provisions, for minimum planting area dimension requirements.)~~
- ~~iii. —When an existing parking lot is expanded or improved which increases either the total area of impervious surface or the number of parking spaces by thirty-five percent (35%) or more, the expansion shall be required to comply with this Section 5.19(F)(4): Parking Lot Planting.~~
- c. Parking lot plantings shall be located within parking lots and contained by landscaped islands, medians, traffic delineators, at the end of parking bays, and located within five (5) feet of the perimeter of the parking lot in a manner such that no parking space is located more than sixty-six (66) feet from a shade tree.
- d. Fifty percent (50%) of the required parking lot plantings shall be located within five (5) feet of the perimeter of the parking lot, except when this area is landscaped by perimeter bufferyard requirements per *Section 5.19(F): Landscape Requirements*.

H. Landscape Installation and Maintenance:

1. Installation: All required landscaping approved as part of a Development Plan/ADLS plan shall be installed prior to the issuance of a full Certificate of Occupancy. When it is not possible to install the required landscaping because of weather conditions, the property owner may be issued a temporary Certificate of Occupancy for a period up to six (6) months or until the installation can be completed and the final landscape inspection passed, whichever is less.
2. Maintenance: It shall be the responsibility of the owners and their agents to insure proper maintenance of all trees, shrubbery and other landscaping approved as part of the Development Plan/ADLS Plans in accordance with the standards set by this sub-section. This should consist of watering, fertilizing, proper mulching, clearing of debris and weeds, monitoring for pests and disease, mowing, pruning, the removal and timely replacement of dead, hazardous or dying plants, treating for disease or injury, or any other similar act(s) which promotes growth, health, beauty and the life of trees, shrubs, turf and other plants.
- a. Maintenance practices ~~should~~~~shall~~ follow the guidelines set by the *American National*

331 *Standard for Tree Care Operations, ANSI A300 (current edition). American National*
332 *Standards Institute, Inc.*

- 333 b. Injury of Trees: Unless specifically authorized in writing by the Director of Community
334 Services, no Person shall intentionally damage, cut, carve, transplant, remove, or attach
335 any rope, wire, nails, staples, advertising posters, or other contrivance; allow any
336 substance which is harmful to such trees to come in contact with them; or set fire or
337 permit any heat to burn and injure any portion of any such tree.
- 338 c. Topping of Trees: Topping [as defined herein] shall not be considered a **reasonable**
339 maintenance practice **and is subject to tree removal and replacement, as determined by**
340 **the Urban Forester**. Topping is defined as the severe cutting back of limbs internodally
341 to stubs ~~larger than two inches in diameter~~ within the tree's crown to such a degree as
342 to remove the natural canopy and disfigure the tree. Trees damaged by storms or other
343 natural events, or trees under utility wires or other obstructions where proper pruning
344 practices are impractical, may be exempted from the Unified Development Ordinance
345 at the determination of the Director of Community Services.
- 346 d. Shrubbery will be allowed to grow to a natural height of at least three (3) feet without
347 hedging or significant pruning. Minor pruning of dead, dying, crossing or individual
348 elongated limbs for shaping will be allowed.
- 349 e. Irrigation systems shall not be installed in the city owned Right-of-Way without
350 approval by the Board of Public Works. The City does not assume responsibility for
351 any damage incurred to an unpermitted irrigation system that is caused by work being
352 performed in these areas.
- 353 3. Changes After Approval: No landscaping which has been approved by the Plan Commission
354 may later be substantially altered, eliminated or sacrificed without first obtaining further Plan
355 Commission approval pursuant to ADLS review in *Article 9: Processes* and in accordance with
356 the Plan Commission's Rules of Procedure. However, Minor and Material Alterations in
357 landscaping may be approved by the Director of Community Services in order to conform to
358 specific site conditions, only when the alteration results in an improvement to the previously
359 approved plan. A letter requesting approval of changes shall state the following:
- 360 a. Letter shall be on company letterhead – preferably owner's
361 b. Name of the project, Plan Commission or Board of Zoning Appeals docket number and
362 building permit number
363 c. Count of plant material that will be substituted and the count of plant material that will
364 be installed
365 d. Species of plant material that will be substituted and the species of plant material that
366 will be installed
367 e. Location of substitutions or an attached revised Landscape Plan
368 f. Quantity of plant material shall be equal or greater
369 g. Quality of plant material shall be equal or better
- 370 4. Inspection: The Director of Community Services shall have the authority to visit any
371 development to inspect the landscaping and check it against the approved plan on file.
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5.20 LS-02: Bufferyard Standards
Amend planting table as follows:

Number of Plants Per 100 Feet

Bufferyard	Minimum Yard Width		Shade or Evergreen Trees	Ornamental Trees	Shrubs*
	Front and Side	Rear			
A	5'	10'	3 4	2 0	15 0
B	10'	20'	5	2 1	20 10
C	15'	25'	7 6	3 1	25 15

* Evergreen trees may substitute in lieu of shrubbery on a 1:3 basis (one evergreen equals three shrubs)
 ** Stated in terms of minimum width
 *** Stated in terms of number of plants required per 100 linear foot increment

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5.28 PK-01: General Parking Standards

These Parking Standards (PK) apply to the following districts:

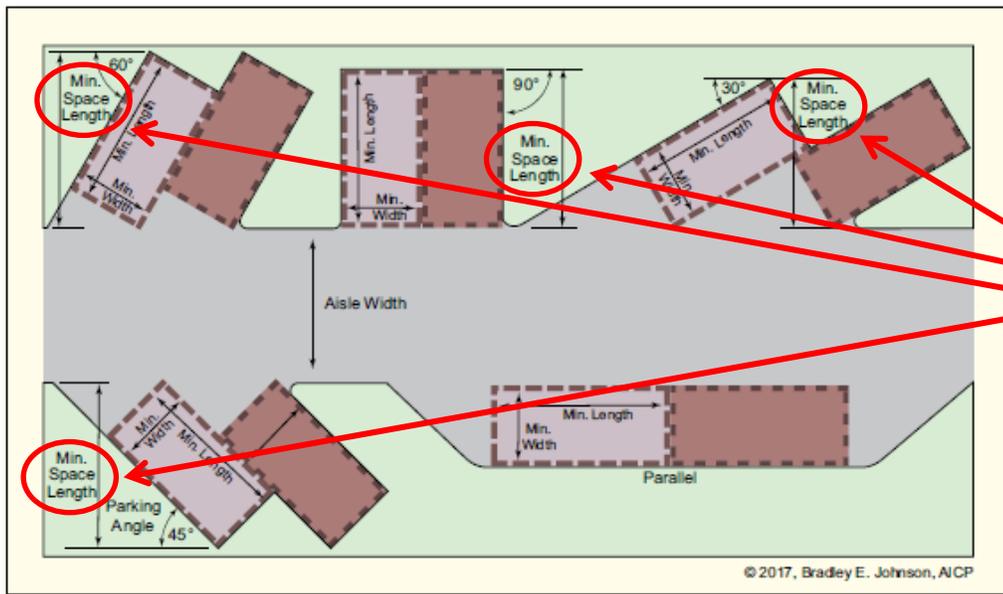
ICONS: P1, S1, S2, R1, R2, R3, R4, R5, UR, B1, B2, B3, B5, B6, B7, B8, C1, C2, UC, MC, I1, M3

- A. Every **Principal** Building hereafter erected shall provide Parking Space for Motor Vehicles as specified hereinafter for the Use to which such **Principal** Building is to be devoted.
- B. Additional Parking and Loading Regulations:
 - 1. The required number of parking spaces for any use permitted in a district is set forth in *Section 5.30: Amount of Parking Spaces Standards*. ~~The required number of loading spaces for any use permitted in a district is set forth in the regulations for that district.~~ The following regulations establish requirements for computing spaces, the location of spaces and minimum improvements.
 - 2. *Exemption: Section 5.30: Amount of Parking Spaces Standards does not apply to UR, UC and MC Districts except as described in Section 5.31: Urban Residential Parking Standards, Section 5.32: Urban Core Parking Standards and Section 5.33: Meridian Corridor Parking Standards.*
- C. Computation of Number of Required Spaces: In computing the number of required off-street and/or on-street parking spaces, the following rules shall apply:
 - 1. Floor area shall mean the gross floor area of the specific use, excluding any floor or portion thereof used for parking, as herein defined.
 - 2. In the case of mixed uses, the parking spaces required shall equal the sum of the requirements of the various uses computed separately. **However, the Director of Community Services may reduce the minimum required parking spaces for vertical mixed use developments by up to twenty-five percent (25%) when the peak for one (1) or more uses is different than the peak for another use.**

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Required Parking Dimensions Table

Angle	Minimum Space Width	Minimum Space Length	Minimum One Way Aisle Width	Minimum Two Way Aisle Width	Minimum Space Depth
Parallel	9'	23'	12'	20'	Not Applicable
30°	9'	18'	12'	20'	15'
45°	9'	18'	15'	22'	16'
60°	9'	18'	18'	24'	17'
90°	9'	18'	20'	25'	18'



Correction:
Minimum Depth from Aisle

5.29 PK-02: Bicycle Parking Standards

A. Bicycle Parking: It is the purpose of *Section 5.29: Bicycle Parking Standards* to ensure adequate and safe facilities for the storage of bicycles for all projects.

1. The bicycle parking requirements and recommendations in this Section shall apply to new Development or Improvement requiring Plan Commission or Board of Zoning Appeals approval.
2. The number of bicycle parking spaces shall be required and encouraged as follows:

Use Category	Long-term (Encouraged unless otherwise noted: See also <i>Section 5.29(C): Long-term Bicycle Parking</i>)	Short-term (Required)
Office	2 spaces for each 10,000 sq. ft, minimum of 2 spaces.	1 space for each 20,000 10,000 sq. ft, minimum of 4 spaces.
<u>Hotel</u>	Required: 1 space per 15 guest rooms, minimum of 4 spaces	1 space per 30 guest rooms, minimum of 4 spaces

420 These Parking Standards (PK) apply to the following districts:

421 **ICONS: P1, S1, S2, R1, R2, R3, R4, R5, B1, B2, B3, B5, B6, B7, B8, ~~C1, C2~~, I1, M3**

422
423 **Maximum-Minimum Parking Spaces Required (Table Heading)**

426 J. Sills, belt courses, window air-conditioning units, **window wells**, cornices, and ornamental features
427 may project into a required yard a distance not to exceed twenty-four (24) inches.

428
429 **Section IV: Amend Article 7: Design Standards as follows:**

432 **A. Prerequisite:** All lots shall have direct access to a public street or a private street established per
433 **Section 7.26: Private Street Standards. Access via an access easement through another property**
434 **shall not be permitted.**

435 **AB. General:** The shape, location, and orientation of lots within a development shall be appropriate
436 for the proposed uses and be consistent with the intent of the subdivision as indicated in *Article 6:*
437 *Subdivision Types.*

438 **BC. Disturbances:** A subdivision shall be designed to cause the least practicable disturbance to
439 natural infiltration and percolation of precipitation to the groundwater table, through careful
440 planning of vegetation and land disturbance activities, and the placement of streets, buildings and
441 impervious surfaces.

442 **CD. Lot Sizes:** Lot sizes shall be consistent with the minimum lot area, minimum lot width, and
443 minimum lot frontage standards indicated on the two-page layout for the applicable zoning district
444 in *Article 2: Zoning Districts*; or as adjusted in *Section 7.17(DE): Lot Design*, *Section 7.15:*
445 *Townhouse Subdivision Incentive Standards*, or *Section 7.19(F): Intensity Bonus for Woodland*
446 *Preservation.*

- 447 **DE. Lot Design:** Lots shall meet the following conditions.
- 448 1. *Street Frontage:* Lots shall be laid out to front onto interior streets. Perimeter lots are required
449 to front onto a frontage street.
 - 450 2. *Side Lot Lines:* Lots shall have side lot lines that are within twenty degrees (20°) of
451 perpendicular to the street right-of-way. Said side lot lines shall extend in a straight line from
452 the right-of-way for at least twenty percent (20%) of the property's depth.
 - 453 3. *Corner Lots:* Corner lots shall be twenty-five percent (25%) larger than the applicable
454 minimum lot area. This shall also include lots at the corner of a development entrance and a
455 perimeter street. This special minimum lot area increase does not apply to lots required to be,
456 or elected to be one (1) acre or larger in lot area. Corner lots shall have two (2) front yards, one
457 (1) side yard, and one (1) rear yard.
 - 458 4. *Through Lots:* Through lots are discouraged, and shall only be permitted if the lot has a legal
459 instrument that restricts, in perpetuity, establishing vehicular access to more than one (1) street
460 or alley. Through lots shall gain access from internal streets or frontage street.
 - 461 5. *Sensitivity and Connection to Context:* Residential developments shall be laid out to be
462 sensitive to neighboring residential developments if built-out, or neighboring residential zoning
463 districts if undeveloped. Specifically, lots need to be laid out to address potential privacy
464 issues, and especially to allow for street and sidewalk connection between development,
465 including to adjacent commercial developments.

470 **9.03 Development Plan and ADLS**

- 471 D. Procedures for Submission and Review: The procedures described in this section shall apply to all
472 Primary Zoning Districts and Overlay Districts which require Development Plan or ADLS
473 approvals except for the C1 and C2 Districts. See Section 9.03(E): Procedures for Submission and
474 Review for C1 and C2 Districts for the applicable procedures.
- 475 E. Procedures for Submission and Review for C1 and C2 Districts:
- 476 1. Development Plan and Architectural Design, Exterior Lighting, Landscaping and Signage (i.e.
477 ADLS)
- 478 a. Pre-Application Consultation with the Director of Community Services: Not applicable.
- 479 b. Application:
- 480 i. Following approval by the Carmel Redevelopment Commission, the applicant shall
481 submit for approval to the Director of Community Services:
- 482 [1] Two (2) copies of the written application form;
- 483 [2] Two (2) copies of the Existing Features and Site Analysis Plan;
- 484 [3] Two (2) copies of the Development Plan;
- 485 [4] Two (2) copies of the Exterior Elevations and/or Renderings;
- 486 [5] Two (2) copies of the Lighting Plan;
- 487 [6] Two (2) copies of the Landscape Plan;
- 488 [7] Two (2) copies of the Signage Plan;
- 489 [8] As well as two (2) copies of all necessary supporting documents and materials.
- 490 ii. Technical Advisory Committee: Not applicable.
- 491 iii. Initial Review of the Application and Supporting Documents and Materials: Following
492 the receipt of the written application, Development Plan, ADLS, and necessary
493 supporting documents and/or materials, the Director of Community Services shall
494 review the materials for the sole purpose of determining whether the application is
495 complete and in technical compliance with all applicable ordinances, laws and
496 regulations.
- 497 iv. Submittal to the Plan Commission
- 498 [1] If the materials submitted by the applicant are not complete or do not comply with
499 the necessary legal requirements, the Director of Community Services shall inform
500 the applicant of the deficiencies in said materials. Unless and until the Director of
501 Community Services formally accepts the application as complete and in legal
502 compliance, it shall not be considered as formally filed for the purpose of
503 proceeding to succeeding steps toward approval as hereinafter set forth.
- 504 [2] If the materials submitted by the applicant are determined to be complete and in
505 compliance, the Director of Community Services shall formally file the application
506 by:
- 507 [a] Assigning a docket number; and
- 508 [b] Setting a date and time for a public hearing.
- 509 c. Fees: See Article 1, Section 1.29: Filing Fees.
- 510 d. Public Notice: The applicant shall be responsible for the cost and publication of the
511 required published legal notification of the public hearing. The applicant shall also notify
512 all interested parties and property owners as required by the Plan Commission's Rules of
513 Procedure.
- 514 e. Review: The Director, as staff of the Plan Commission, shall review a Development Plan to
515 determine if the Development Plan satisfies the development requirements specified in the
516 C1 or C2 District.
- 517 f. Public Hearing by the Director: The Director shall hold a public hearing before deciding
518 whether to approve or disapprove a Development Plan. However, no Development Plan is

- 519 required for additions to existing structures which:
- 520 i. Are attached to the existing structure;
- 521 ii. Continue the architectural design of the existing structure, including exterior color and
- 522 materials; doors and windows; other detailing;
- 523 iii. Meet with requirements of the C1 or C2 District;
- 524 iv. Do not exceed twenty percent (20%) of the original Gross Floor Area of the existing
- 525 structure, applicable from the date of this section; and
- 526 v. Have received prior ADLS approval from the Plan Commission.
- 527 g. Approval.
- 528 i. Pursuant to IC 36-7-4-1400 *et seq.*, the Director (as the staff of the Plan Commission) is
- 529 hereby authorized to conduct a public hearing to determine whether the Development
- 530 Plan complies in all respects with the Zoning Ordinance and any commitments made by
- 531 the owner of the real property. The Director shall then make written findings
- 532 concerning his or her decision to approve or disapprove the Development Plan, and the
- 533 Director is hereby designated as the official who is responsible for signing the written
- 534 findings.
- 535 ii. The approval or disapproval of a Development Plan by the Director is a final decision
- 536 of the Commission that may be reviewed only as provided in IC 36-7-4-1016.
- 537 iii. Time Limit: An approved Development Plan shall be valid for three (3) years from the
- 538 date of approval. Upon written application to the Director of Community Services
- 539 before the expiration of said approval, and upon good cause shown, the Director of
- 540 Community Services may issue a single extension of the approval for a period not to
- 541 exceed six (6) months.
- 542 iv. If the Development Plan or ADLS is substantially or materially altered in any way,
- 543 resubmission to the Director is required.
- 544 v. If a Development Plan petition is denied, the Director shall provide the applicant with a
- 545 written copy of the findings-of-fact, if requested.
- 546 h. Amendment:
- 547 i. Requirements: See *Section 9.03(B): Development Plan.*
- 548 ii. Fees: See *Section 1.29: Filing Fees.*
- 549 iii. Public Notice: See *Section 9.03(E)(1)(d): Public Notice.*
- 550 iv. Public Hearing: See *Section 9.03(E)(1)(f): Public Hearing by the Plan*
- 551 *Commission.*
- 552 v. Review: See *Section 9.03(E)(1)(e): Review.*
- 553 vi. Approval: See *Section 9.03(E)(1)(g): Approval.*

554

555 **9.05 Planned Unit Development**

UDO Page 9-14

556 A. Proposals to Adopt or Amend Planned Unit Development District Ordinances: The following

557 procedure applies to a proposal to adopt or amend a PUD District Ordinance:

- 558 4. *District Ordinance*: The District Ordinance shall be the governing document for the
- 559 development of the Planned Unit Development. The District Ordinance and corresponding
- 560 exhibits may be formatted to no larger than ledger or tabloid sized (11”x 17”) pages and shall
- 561 conform to the following:
- 562 c. Any portion of the Carmel Unified Development Ordinance may be referenced in the
- 563 District Ordinance. However, the ~~Subdivision Control and/or Zoning~~ Unified Development
- 564 Ordinance shall govern in instances where the PUD District Ordinance is silent.
- 565
- 566

567 **9.17 Waiver of Development Standard**

568 A. Applicability: The waivers described in Section 9.17: Waiver of Development Standards shall only
569 apply to the following Primary Zoning Districts (see icons below) and ~~Base Zoning Districts if the~~
570 ~~subject lot is~~ in an Overlay District:

571 **ICONS: P1, R4, R5, UR, B1, B2, B3, B5, B6, B7, B8, C1, C2, UC, MC, I1, M3**

572
573 **Section VI:** *Amend Article 11: Definitions as follows:*

574
575 **Vision Clearance On Corner Lots:** A triangular space at the street corner of a Corner Lot, free from
576 any kind of obstruction to vision between the heights of three (3) and eight (8) feet above the
577 established street grade. The street grade is measured at the intersection of the centerlines of the
578 intersecting street pavement, and the triangular space is determined by a diagonal line connecting two
579 (2) points measured fifteen (15) feet equidistant from the Lot corner along each property line at
580 intersections of two (2) ~~residential~~ local streets or alleys, or twenty-five (25) feet at the intersection of
581 any other types of Streets.

582
583
584 **Section VII:** All prior Ordinances or parts thereof inconsistent with any provision of this Ordinance are
585 hereby repealed.

586
587 **Section VIII:** This Ordinance shall be in full force and effect from and after its passage and signing by the
588 Mayor.

589

590 **ADOPTED** by the Common Council of the City of Carmel, Indiana this _____ day of
591 _____ 2019, by a vote of _____ ayes and _____ nays.

592
593
594 **COMMON COUNCIL FOR THE CITY OF CARMEL**

597 _____
598 Jeff Worrell, President

_____ Anthony Green

600 _____
601 Laura D. Campbell, Vice-President

_____ H. Bruce Kimball

603 _____
604 Ronald E. Carter

_____ Kevin D. Rider

606 _____
607 Sue Finkam

609 ATTEST:

611 _____
612
613
614 Christine S. Pauley, Clerk-Treasurer

617 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
618 _____ 2019, at _____ .M.

622 _____
623 Christine S. Pauley, Clerk-Treasurer

625 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
626 _____ 2019, at _____ .M.

629 _____
630 James Brainard, Mayor

632 ATTEST:

634 _____
635
636
637 Christine S. Pauley, Clerk-Treasurer

638
639 Prepared by:
640 Adrienne Keeling, Planning Administrator, One Civic Square, Carmel, IN 46032

641 02/04/2018

RESOLUTION CC 02-04-19-01

**A RESOLUTION OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
APPROVING A TRANSFER OF FUNDS FROM THE 2019 MAYOR'S OFFICE BUDGET
INTO THE 2019 DEPARTMENT OF ADMINISTRATION BUDGET**

Synopsis: Transfers \$1,700 from the Internet Line Charges line item in the 2019 Mayor's Office Budget into the Cable Services line item within the 2019 Department of Administration Budget.

WHEREAS, in order to enhance efficiency, the internet and cable bill for the Council Chambers should be paid out of the Department of Administration Budget, rather than the Mayor's Office Budget; and

WHEREAS, the sum of One Thousand Seven Hundred Dollars (\$1,700.00) from the 2019 Mayor's Office Budget should be transferred into the 2019 Department of Administration Budget in order to cover internet and cable expenses for the Council Chambers; and

WHEREAS, the 2019 Mayor's Office Budget has excess funds in the amount of One Thousand Seven Hundred Dollars (\$1,700.00) in the following line item:

Mayor's Office (1160): Line Item 4344200 – Internet Line Charges \$1,700.00

NOW, THEREFORE, BE IT RESOLVED by the Common Council of the City of Carmel, Indiana, that the Clerk-Treasurer is authorized to transfer funds from the 2019 Mayor's Office Budget into the 2019 Department of Administration Budget as follows:

Mayor's Office (1160): Line Item 4344200 – Internet Line Charges \$1,700.00

INTO

Department of Administration (1205): Line Item 4349500 – Cable Services \$1,700.00

This Resolution was prepared by Jon Oberlander, Assistant Corporation Counsel, on January 22, 2019 at 11:31 a.m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

46 **SO RESOLVED**, by the Common Council of the City of Carmel, Indiana, this ____ day of
47 _____, 2019, by a vote of ____ ayes and ____ nays.

48
49 **COMMON COUNCIL FOR THE CITY OF CARMEL**

50
51
52 _____
53 Jeff Worrell, President

Anthony Green

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56 _____
57 Laura D. Campbell, Vice-President

H. Bruce Kimball

58
59
60 _____
61 Ronald E. Carter

Kevin D. Rider

62
63
64 _____
65 Sue Finkam

66
67 ATTEST:
68
69 _____
70 Christine S. Pauley, Clerk-Treasurer

71
72 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
73 _____ 2019, at _____ .M.

74
75 _____
76 Christine S. Pauley, Clerk-Treasurer

77
78 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
79 _____ 2019, at _____ .M.

80
81 _____
82 James Brainard, Mayor

83 ATTEST:
84
85 _____
86 Christine S. Pauley, Clerk-Treasurer

This Resolution was prepared by Jon Oberlander, Assistant Corporation Counsel, on January 22, 2019 at 11:31 a.m. No subsequent revision to this Resolution has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.

ORDINANCE NO. D-2454-19

**AN ORDINANCE OF THE COMMON COUNCIL OF THE CITY OF CARMEL, INDIANA,
AMENDING CHAPTER 6, ARTICLE 5, DIVISION II, SECTION 6-88(a) OF THE CARMEL
CITY CODE**

Synopsis: Excludes two types of milkweed from the definition of Weeds within the Carmel City Code.

WHEREAS, pursuant to Indiana Code § 36-7-10.1-3, the City of Carmel may require owners of real property within the City to cut and remove weeds and other rank vegetation growing on their property; and

WHEREAS, the common milkweed and the swamp milkweed plants are essential to the habitat of the Monarch butterfly, whose population has steeply declined over the past two decades; and

WHEREAS, milkweed is currently defined as a weed under the Carmel City Code; and

WHEREAS, in order to help protect the Monarch butterfly population, the Common Council of the City of Carmel, Indiana now finds that it is in the interest of the public safety and welfare to exclude certain types of milkweed from the definition of Weeds in the Carmel City Code.

NOW, THEREFORE, BE IT ORDAINED, by the Common Council of the City of Carmel, Indiana, as follows:

Section 1. The foregoing Recitals are fully incorporated herein by this reference.

Section 2. The following subsection of Carmel City Code Section 6-88 is hereby amended to read as follows:

“(a) *Definitions.*

Debris shall include the remains of something broken-down or destroyed.

Rank Vegetation shall include those weeds and growing vegetation which is excessively vigorous in growth, shockingly conspicuous, malodorous and/or flagrant.

Weeds shall include any plant that is not valued where it is growing, and is of rank growth, tends to overgrow or choke out more desirable plants and/or is listed as a weed in the U.S. Department of Agriculture publication entitled *Common Weeds of the United States*, or in any similar government publication, except for common milkweed (asclepias

45 syriaca) and swamp milkweed (*asclepias incarnata*), which shall not be considered
46 "Weeds" for purposes of this Section."
47

48 Section 3. The remaining provisions of Carmel City Code Section 6-88 are not affected by
49 this Ordinance and shall remain in full force and effect.
50

51 Section 4. All prior ordinances or parts thereof inconsistent with any provision of this
52 Ordinance are hereby repealed, to the extent of such inconsistency only, as of the effective date of this
53 Ordinance, such repeal to have prospective effect only. However, the repeal or amendment by this
54 Ordinance of any other ordinance does not affect any rights or liabilities accrued, penalties incurred or
55 proceedings begun prior to the effective date of this Ordinance. Those rights, liabilities and proceedings
56 are continued and penalties shall be imposed and enforced under such repealed or amended ordinance as
57 if this Ordinance had not been adopted.
58

59 Section 5. If any portion of this Ordinance is for any reason declared to be invalid by a court
60 of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this
61 Ordinance so long as enforcement of same can be given the same effect.
62

63 Section 6. This Ordinance shall be in full force and effect from and after the date of its
64 passage and signing by the Mayor.
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74 *[signature page follows]*
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86 Ordinance D-2454-19
87 Page Two of Three Pages
88

89 **PASSED** by the Common Council of the City of Carmel, Indiana this ____ day of
90 _____ 2019, by a vote of _____ ayes and _____ nays.

91 **COMMON COUNCIL FOR THE CITY OF CARMEL**

93 _____
94 Jeff Worrell, President

_____ Anthony Green

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96 _____
97 _____
98 Laura D. Campbell, Vice-President

_____ H. Bruce Kimball

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100 _____
101 _____
102 Ronald E. Carter

_____ Kevin D. Rider

103 _____
104 _____
105 _____
106 Sue Finkam

107 **ATTEST:**

108 _____
109 _____
110 Christine S. Pauley, Clerk-Treasurer

111 _____
112 _____
113 Presented by me to the Mayor of the City of Carmel, Indiana this ____ day of
114 _____ 2019, at _____ .M.

115 _____
116 _____
117 Christine S. Pauley, Clerk-Treasurer

118 _____
119 _____
120 Approved by me, Mayor of the City of Carmel, Indiana, this ____ day of
121 _____ 2019, at _____ .M.

122 _____
123 _____
124 James Brainard, Mayor

125 **ATTEST:**

126 _____
127 Christine S. Pauley, Clerk-Treasurer

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129 Ordinance D-2454-19
130 Page Three of Three

This Ordinance was prepared by Jon Oberlander, Assistant Corporation Counsel, on 1/23/19 at 1:42 PM. It may have been subsequently revised. However, no subsequent revision to this Ordinance has been reviewed by Mr. Oberlander for legal sufficiency or otherwise.
S:\ORDINANCES\2019\D-2454-19 Milkweed ordinance redline.docx

2018 Encumbrances in 2019

(For Acknowledgement)

Department	Total
GENERAL FUND	\$ 3,014,337.61
AMBULANCE FUND	\$ 97,407.29
PARK CAPITAL FUND	\$ 36,982.49
PARK IMPACT FEE FUND	\$ 2,170,450.30
MOTOR VEHICLE HIGHWAY FUND	\$ 2,221,593.44
LOCAL ROAD & STREET FUND	\$ 3,417,470.50
CUM CAP IMPROVEMENT FUND	\$ 332,636.35
CUM CAP SEWER FUND	\$ 2,057.66
DEFERRAL FUND	\$ 25,579.79
CUM CAP DEVELOPMENT FUND	\$ 204,447.72
ILLINOIS STREET ROAD FUND	\$ 17,907.60
NON REVERTING STORMWATER	\$ 103,413.64
JUDICIAL SALARY FEES FUND	\$ 2,187.01
COMMUNITY RELATIONS GIFT FUND	\$ 2,851.68
GRANT FUND	\$ 430,312.82
CARMEL REDEVELOPMENT FUND	\$ 1,171,074.33
LAW ENFORCEMENT AID FUND	\$ 32,703.37
THROUGHFARE FUND	\$ 515.99
NON-REVERTING CENTER GREEN ICE	\$ 9,715.00
NON-REVERTING EVENTS & FESTIVAL	\$ 116.00
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	\$ 13,293,760.59